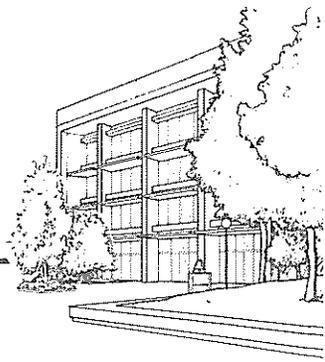


# CITY OF FAIRFIELD

1000 WEBSTER STREET  
FAIRFIELD, CA 94533  
[707] 428-7461

*Incorporated December 12, 1903*



## DEPARTMENT OF PLANNING AND DEVELOPMENT

October 4, 1995

Ms. Michelle Woods  
Department of Housing and Community Development  
1800 Third Street, Room 430  
Sacramento, CA 95814

Dear Ms. Woods:

As required under Section 65400 (b) of the California Government Code, the City of Fairfield is submitting the 1994-1995 Annual Report on the General Plan. This Annual Report was accepted by the Fairfield City Council on October 3, 1995. The Report provides an overview of the City's progress toward implementation of the General Plan adopted in June 1992. The Report also contains an analysis of the City's efforts to meet the City's housing needs. Finally, the Report reviews the General Plan's compliance with State requirements for general plans.

Please contact Michael Van Lonkhuysen at (707) 428-7659 or me at (707) 428-7449 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Eve Somjen".

EVE SOMJEN  
Assistant Director

ES:mtv  
Attachments

CITY OF FAIRFIELD

RESOLUTION NO. 95-218

**A RESOLUTION OF THE CITY OF FAIRFIELD CITY COUNCIL ACCEPTING  
THE 1994-1995 ANNUAL REPORT ON THE GENERAL PLAN**

WHEREAS, on June 2, 1992, the City Council adopted the City of Fairfield General Plan; and

WHEREAS, on September 15, 1992, the City Council adopted the General Plan Implementation Program in accordance with the requirements of California Government Code Section 65400(a); and

WHEREAS, California Government Code Section 65400(b) requires that the City's planning agency provide an annual report to the legislative body on the status of the general plan and progress on its implementation, including the progress in meeting its share of regional housing needs; and

WHEREAS, on September 13, 1995, the Fairfield Planning Commission reviewed the 1994-1995 Annual Report on the General Plan contained in Exhibit "A" and recommended that the City Council accept the Annual Report; and

WHEREAS, pursuant to Sections 15061(b) and 15378(a) of the California Environmental Quality Act, the Annual Report is not a project and is therefore exempt from the requirements of CEQA.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL accepts the 1994-1995 Annual Report on the General Plan contained in Exhibit "A".

PASSED AND ADOPTED THIS 3rd DAY OF October, 1995.

AYES: COUNCIL MEMBERS: LESSLER/O'REGAN/PETTYGROVE/POLK/HAMMOND

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

Chuck Hammond  
MAYOR

ATTEST

Bonnie May  
CITY CLERK

City of Fairfield  
1994/1995 ANNUAL REPORT  
ON THE GENERAL PLAN

---

July 1, 1995

*Prepared by:*  
Department of Planning and Development

*Reviewed by:*  
Fairfield Planning Commission  
September 13, 1995

*Accepted by:*  
Fairfield City Council  
October 3, 1995

# INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT

---

## 1. Introduction

In March 1995, the State requirements for the Annual Report on the General Plan were revised. The California Government Code, Section 65400 (b), requires local governments to prepare an annual report, by July 1 of each year, to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding:

(1) The status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing

(2) The degree to which its approved general plan complies with the (State General Plan) guidelines..."

## 2. Purpose: A Report on the Status of the General Plan

This report informs the Planning Commission, the City Council, and State agencies about progress in implementing the Fairfield General Plan between August 1994 and July 1, 1995. The priorities and projects discussed are based on those identified in the General Plan Implementation Program adopted by the City Council on September 15, 1992 and additional projects subsequently identified by the City Council. This report is the third Annual Report since the City Council adopted the General Plan in June 1992.

## 3. Compliance with Office of Planning and Research Guidelines

The Fairfield General Plan meets the requirements of the State General Plan Guidelines. The Plan is:

\* *Comprehensive:* The General Plan covers all territory within the jurisdiction of the City and all areas which the City believes are relevant to the future growth, development, and planning of the City. The General Plan also addresses regional cooperation. Finally, the General Plan addresses the full range of issues required by State law and by local needs. The General Plan includes all mandatory elements and several optional elements.

\* *Consistent:* The General Plan was designed to not only be internally consistent but also to facilitate cross referencing between the Plan Elements.

\* *Long Term in Orientation:* The General Plan has a time horizon in the year 2020, recognizing however that all of the City may not be built out at this time.

\* *Contains Statements of Development Policies:* The Fairfield General Plan provide

guidance as a "constitution" for the full range of public and private actions related to land development, economic growth, environmental protection, and quality of life. The General Plan establishes broad community Goals which define how the community wants to grow and change, a series of more specific Objectives for each element, Policies to guide future public and private decisions, and Programs as concrete actions, including future planning efforts, necessary to the implementation of the General Plan.

#### 4. Compliance with Housing Element Requirements

Progress on providing the City's share of the regional housing needs is discussed on page 9. Local efforts to remove governmental constraints on the provision of affordable housing include:

- \* Efforts to prepare an Inclusionary/ Affordable Housing Ordinance.
- \* Streamlining of the development review process.
- \* Assistance by the Redevelopment Agency to local non-profits for construction of affordable housing.
- \* Areawide planning in the Northeast Growth Area (Peabody Walters Master Plan) to provide more land for the development of housing.
- \* A revision to the General Plan which would set aside 500 units of affordable housing for Air Force personnel that would be exempt from an infrastructure fee.

## SUMMARY

---

### A. Projects Completed Between June 1, 1992 and August 1, 1994 (as reported in the First and Second Annual Reports on the General Plan)

- Comprehensive Annexation Plan and Sphere of Influence Amendment
- Density Bonus Ordinance
- Trip Reduction Ordinance
- Open Space Approval Guidelines
- Disclosure and Identification Signs on Vacant Public Facilities and Multi-Family Housing Sites
- Revised CEQA Guidelines
- Development Review Streamlining
- Major Residential Projects: Castlerock, Vintage Green Valley, Eastridge
- Green Valley Road improvements
- Paradise Valley Golf Course, Clubhouse, and Sports Bar
- Major Non-Residential Projects: Pacific Bell, Advanced Photovoltaic Systems, Herman Goelitz Expansion, North Bay Medical Center, Price Club, Saturn
- Travis Planning Area Study
- Open Space Acquisition and Management Plan
- Tri City and County Regional Park and Open Space Plan
- Master Plan for Regional Commerce Center/Planned Employment Center
- Small Business Week
- Major Residential Projects: Vintage Green Valley, Serpas Ranch, Paradise Valley
- Major Non-Residential Projects: WalMart, Circuit City, Waterman Village Shopping Center, Gateway Restaurants, Toyota, Martin Plaza
- Venture Day '93

### B. Projects Completed Between August 1, 1994 and July 1, 1995

- Redevelopment Area Implementation Plans
- Solano Rails Facility Study
- Major Residential Projects Approved: Pulte Homes, Serpas Ranch (Meadow Glen), Southbridge, Paradise Valley (Miller-Sorg), and Sunset Creek
- Major Non-Residential Projects Approved: Fibrebond West, Red Lobster, Fresh Choice, and Ball Glass
- Sewer System Capacity Study
- Open Space Acquisition and Management Plan
- Peabody/Walters Master Plan
- North Texas Street Urban Design Plan and Implementation Program
- Travis Air Force Base Protection General Plan Amendment
- Park Capital Project Plan
- Vacaville - Fairfield - Solano Greenbelt Agreement
- AB 1600 Fee Ordinance

### **C. Projects Underway and Scheduled for Completion in 1995/1996**

- Public Services and Facilities Strategy
- Inclusionary/Affordable Housing Ordinance
- Revisions to Multi-Family Housing Ordinance
- Sign Ordinance Revision
- Zoning Ordinance Revision
- Economic Development Strategy
- Travis Air Force Base Protection Implementation Program
- North Texas Street Redevelopment Plan
- Major Residential Projects: Fieldcrest, Cordelia Commons, Northern California Retired Officers' Council Housing
- Major Non-Residential Projects: West America Bank Office and Data Center
- Tree Preservation Ordinance
- Master Trails Plan
- Hillside Preservation Ordinance
- Final Adoption of the Urban Design Plan

### **D. Projects Underway but with Indeterminate Schedule**

- Historic Preservation Ordinance
- Master Planning of Remaining Gateway Properties
- Major Residential Projects: Goldridge, Grill et al Peabody Walters Area 5, and Garibaldi Property

### **E. Ongoing Programs**

- State and Federal Housing Programs
- Support for Non-Profit/For-Profit Corporations that Provide Affordable Housing
- Housing Programs for Older Adults and Disabled
- Programs to Maintain Affordability of Housing
- Housing Rehabilitation Programs
- Assistance to Homeless
- Fair Housing Program
- Transit Programs
- Bicycle Programs
- Street and Intersection Improvement Programs
- Solano County Congestion Management Program
- Biological Resource Preservation Programs
- Flood Control Programs
- Source Reduction, Recycling and Household Hazardous Waste Programs
- Urban Stormwater Runoff Management Program
- Water Conservation Programs
- Implement Civic Center Master Plan
- Fire and Police Run-Time Monitoring Programs

- Review of School Sites
- Market Studies of Major Projects
- Business Expansion, Retention, and Attraction Programs
- Small Business Loan Program

**F. Very High and High Priority Projects Not Yet Underway**

- Cordelia Area Specific Plan Update
- West Texas Street Urban Design Plan and Implementation Program
- Nelson Hill Master Plan

# STATUS OF THE GENERAL PLAN

---

This annual report provides brief updates on the progress since August 1994 of projects specifically included in the General Plan Implementation Program as well as other major projects that implement the General Plan. The projects are organized around General Plan Elements; the priorities are those assigned by the Implementation Program. The report includes all of the high and very high priority projects listed in the implementation program, but includes other projects only when work has begun.

## I. LAND USE ELEMENT

1. Public Facilities and Services Strategy (previously called Growth Management Program)

**Priority:** Very High (1)

**Status:** Staff has held six study sessions with the Planning Commission. A recommended alternative has been prepared and reviewed by the Planning Commission. Adoption of the Public Facilities and Services Strategy is expected by the end of 1995.

2. Zoning Ordinance Revision

**Priority:** Very High (2)

**Status:** Zoning Ordinance revisions are underway; adoption of a new Zoning Ordinance is expected by spring 1996.

3. Peabody/Walters Master Plan

**Priority:** Very High (5)

**Status:** The Peabody Walters Master Plan was adopted by the City Council in September 1994.

4. Major Residential Projects

**CITATION NORTH CORDELIA** (Mangels Boulevard west of Green Valley Road): Pulte Homes purchased 115 lots from Citation Northern Corporation and has begun construction of the Legacy Collection, which features "neo-traditional" designs with an optional secondary living unit above the detached garage. Citation Northern continues to build Phases I and II of Vintage Green Valley, and the company has begun construction drawings for The Manors, a third phase.

**SERPAS RANCH** (Hilborn Road north of Putah South Canal): Construction of Phases 1 and 2, Meadow Glen is underway. Final maps are being prepared for Phase III, the "Solano Foothills," on the west side of Hilborn Road.

CORDELIA COMMONS (Cordelia Road east of Dan Wilson Creek): The applicant received Development Review Approval for a 94-lot subdivision in August 1994. Upon completion of a wetlands delineation and mitigation plan, the project homes will be submitted to the Planning Commission for review.

FIELDCREST (South of Red Top Road): The Seeno Company has received approval of a plan for a 394 lot subdivision adjacent to Cordelia Villages. This plan received support from the Open Space Commission and the Design Review Commission. Final maps are being prepared.

SOUTHBRIDGE (formerly "Capitola-Waterman"): This 88 unit townhouse project, half of which will be affordable units, is currently under construction. Twenty five units, twelve affordable, are under construction to date.

NORTHERN CALIFORNIA RETIRED OFFICERS COUNCIL HOUSING (Paradise Valley): A development agreement amendment and areawide plan amendment for this 330 unit retirement housing complex have been approved by the City Council. Although design review for the entire development has not been submitted, preliminary model units are now under construction.

PARADISE VALLEY: A 1329 unit subdivision was approved for Paradise Valley in 1988. The first single family residential phase of 160 units (Miller-Sorg) has been approved, and construction began in late 1994.

SUNSET CREEK. Construction is nearing completion on a 78-unit affordable apartment complex and daycare facility located at the corner of East Travis Boulevard and Sunset Avenue. This is a totally affordable housing development.

GARIBALDI (South Cordelia): The Seeno Company has submitted plans for preliminary staff review of a 650 single family home subdivision.

GRILL (Peabody Walters Master Plan Area): Grill has made a tentative map application for a 223 single family home subdivision on 41.6 acres in the Master Plan Area, as well as an annexation application for the site.

GOLDRIDGE (Peabody Walters Master Plan Area): Andrews, Lando, and Associates submitted plans for preliminary staff review of a 1,606 single family home subdivision on 340 acres in the Master Plan Area, as well as an annexation application for the site.

## 5. Cordelia Area Specific Plan Update

**Priority:** High

**Status:** The Specific Plan will be updated after completion of the Zoning Ordinance.

## 6. Nelson Hill Master Plan

**Priority:** High

**Status:** Staff has received no applications for this development area.

## 7. Travis Air Force Base Protection General Plan Amendment

**Status:** On June 29, 1995 the City Council adopted the Travis Air Force Base Protection Element, a new element of the General Plan that establishes policies to protect the air base from encroachment by urban growth. In addition, the City Council adopted revisions to the land use element to reduce residential development north of the base and replace it with industrial and open space.

---

## II. HOUSING ELEMENT

### 1. Inclusionary/Affordable Housing Ordinance

**Priority:** High

**Status:** Staff has held two study sessions with the Planning Commission to discuss the inclusionary housing ordinance. Staff has met on seven occasions with an informal group of developers and housing advocates to identify requirements and incentives to be included in the ordinance. A draft ordinance has been prepared. Staff anticipates adoption of an ordinance by the end of 1995.

### 2. Revisions to Multi-Family Housing Ordinance

**Priority:** High

**Status:** Revisions to open space and tree requirements have been included in the ordinance revising development standards in response to AB 1600. Revisions include providing greater flexibility to reduce the 50 percent (of net land area) open space requirement. Also, tree standards would be calculated based on square footage of landscaping versus the number of units in a project.

### 3. State and Federal Housing Programs

**Status:** Ongoing. Fairfield participates in the Mortgage Credit Certificate (MCC) program, the HUD Section 8 program, and receives federal HOME funds. The MCC Program assists first-time home-buyers; over the last year, the City issued 61 certificates to Fairfield residents, 14 of whom were low income households earning below 80% of the local median income. The City also administers an MCC program for Suisun City, Dixon, and Solano County. Very low income renters are assisted through the HUD Section 8 program. Over the last year, the Fairfield Housing Authority renewed 113 certificates and 43 vouchers. HUD did not issue any new certificates. The Housing

Authority administers more than 900 certificates and vouchers. During the past year, the City applied for and received \$346,500 in HOME funds for assistance in the rehabilitation of Kennedy Court.

#### 4. Support Non-Profit and For-Profit Corporations that Provide Affordable Housing

**Status:** Ongoing. City staff worked with the Solano Affordable Housing Foundation in the design and financing of its first development, Southbridge, an 88 unit ownership project with 44 moderate income units. To date, 25 units have been constructed, 12 of which are affordable. A silent second mortgage program, funded through redevelopment set-aside funds, will increase the affordability of the development. When complete, for-sale units in the affordable component of the development will be priced between \$95,000 and \$125,000, with market rate units ranging from \$135,000 to \$145,000.

Construction is expected to finish in early September on 78 affordable rental units in Sunset Creek, located at the corner of Sunset Avenue and East Travis Boulevard. The development, to be owned and managed by Mid-Peninsula Housing Coalition, has been financed in part by tax credits underwritten by the City. When complete, the units will be priced between \$350 and \$650 per month.

As part of an ongoing program, the City provides assistance to low income residents of the resident-owned Country Club and Dover Estates mobile home parks (416 units). The City continues to look for other opportunities to assist affordable housing providers.

#### 5. Housing Programs for Older Adults

**Status:** Ongoing. The City operates, with HUD support, a senior housing complex.

#### 6. Housing Programs for the Disabled

**Status:** Ongoing. The City has discussed with non-profit organizations the development of a housing program for the mentally disabled.

#### 7. Programs to Maintain the Affordability of Housing

**Status:** Ongoing. Housing affordability is maintained through HUD Section 8 vouchers and certificates, housing rehabilitation programs, and existing loan restrictions on several apartment complexes built with State or Federal aid. As of July 1, 1995, none of the project owners have exercised their option to convert affordable units to market rate.

## 8. Housing Rehabilitation Programs

**Status:** Ongoing. Over the past year, the City rehabilitated 16 housing units using local, State, and federal funds. Staff completed project feasibility studies, planning, and design work for 123 additional units, including 32 units at Kennedy Court, 48 units at Hampton Place, 16 units in the PACE neighborhood, 23 units at Bristol Manor, and four units on Delaware Street. The purchase of Kennedy Court by the Redevelopment Agency was completed in October 1994 and the rehab of the units is expected to be complete by the end of 1995.

## 9. Assistance to the Homeless

**Status:** Ongoing. The City Housing Authority is currently operating Prospect House, a homeless shelter in Fairfield, after the collapse of the Solano County Economic Opportunity Commission in November 1994. In July 1995 the Redevelopment Agency purchased the Prospect House property and intends to sell it to Pacific Community Services, who will in turn lease the property to Coalition Against Homelessness to run Prospect House. In addition to this undertaking, the City also provides staff support to the Solano County Homeless Task Force and works with non-profit organizations to develop transitional and permanent housing.

## 10. Fair Housing Program

**Status:** Ongoing. Pacific Community Services continues to operate a local program.

## 11. Plan for Redevelopment Housing Set-Asides

**Priority:** High

**Status:** In January 1995 the Redevelopment Agency adopted a five year implementation plan for each of the City's redevelopment project areas. Each implementation plan contains a financial review of the Agency's Low and Moderate Income Housing Fund for FY 1995-1999, along with the estimated number of units to be developed, rehabilitated, price-restricted, otherwise assisted, or destroyed.

## Regional Housing Needs

State law requires the City to report progress in meeting its share of regional housing needs. Table I was derived from Building Division permits and summarizes this progress. For 1994-1995, an ownership unit is assumed to be affordable to a moderate income household (as defined in the General Plan) if it is priced between \$106,000 and \$160,000. This estimate is based on a 5% down payment and interest rates of 8%.

The only rental project constructed was Sunset Creek with 78 units, all of which will be affordable to very low income households. The only for-sale development being constructed that will be affordable to households with very low and low incomes is

Southbridge. Of the 12 affordable units built to date at Southbridge, one unit will be affordable to a very low income household, three units will be affordable to low income households, and the remaining eight will be affordable to moderate income households. For-sale single family homes represented the remainder of the homes affordable in the moderate income category.

**Table I:**  
**Projected Fairfield Housing Needs 1988 - 1995**

	<u>Total</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod.</u>
Projected Need (1988-1995)	6,894	552	1,303	2,061	2,978
New Construction (1/88-8/94)	5,188	276	205	977	3,730
New Construction (7/94-6/30/95)	288 (o) 78 (r)	1 (o) 78 (r)	3 (o)	57 (o)	227 (o)
<b>Total New Construction (1/88-6/30/95):</b>	<b>5,554</b>	<b>355</b>	<b>208</b>	<b>1,034</b>	<b>3,957</b>
<b>Remaining Need</b>	<b>2,319</b>	<b>197</b>	<b>1,095</b>	<b>1,027</b>	<b>(979)</b>

o = for sale units r = for rent units

The City's Mortgage Credit Certificate and HUD's Section 8 program allow households which could not afford housing to participate in the local housing market. Table II summarizes the resources provided by these programs. These programs are also discussed above. HUD has not been providing additional certificates over the past two years, which limits the City's ability to serve very-low income households.

TABLE II  
OTHER PROGRAMS WHICH "ADD" AFFORDABLE UNITS

	VERY LOW	LOW	MODERATE
1/88-6/94	113 Section 8	66 mcc	108 mcc
7/94-6/30/95	0 Section 8	14 mcc	46 mcc

1995 Fairfield

---

### III. CIRCULATION ELEMENT

#### 1. Transit Programs

**Status:** Ongoing. Ongoing activities include preparation of the annual Short Range Transit Plan and operation of the local bus system. In the past year, the City began operation of the paratransit program under contract from the Solano County Transit Authority. Implementation of the Americans with Disabilities Act continues, with the installation of several wheelchair ramps and expansion of the DART (Dial-A-Ride-Transit) program. Planning continues for a new bus transfer station on North Texas Street, a park-and-ride lot at Red Top Road (500 spaces), and a three-story park-and-ride structure at Magellan Road. Land was purchased for the structure in February 1995 and design began in summer 1995. In addition, the City participated in a County site selection study for three new train stations in Solano County.

#### 2. Bicycle Programs

**Status:** Ongoing. The City participates on the Solano County Bicycle Advisory Committee and assisted in the preparation of a County-wide bicycling plan which was completed in January 1995. The City Council recently adopted a resolution waiving bicycle license fees within the City for a period of one year as an incentive to bicycle registration.

#### 3. Street and Intersection Improvement Programs

**Status:** Ongoing. Staff conducts an annual traffic volume count that identifies intersections approaching capacity. According to Transportation staff, no intersections are currently at capacity. As part of the Transportation System Management (TSM) program, the City received funds for and completed the construction of improvements to Air Base Parkway's intersections with Walters Road and Peabody Road. Intersection improvements have been completed at the Waterman Village Shopping Center.

### IV. OPEN SPACE, CONSERVATION, AND RECREATION ELEMENT

#### 1. Fairfield/Vacaville Greenbelt Study

**Priority:** High

**Status:** A Joint Powers Agreement between Vacaville, Fairfield, and Solano County was adopted and meetings of the Authority are on-going.

## 2. Tri-City and County Regional Park and Open Space Plan

**Priority:** High

**Status:** Amendments to the Plan were adopted by all participating jurisdictions in early 1995. Amendments included provisions for a change to the name of the plan, mapping of mineral resources, clarification of the plan amendment process, clarification of potential uses of multi-purpose trails, and clarification of the consultation process for the wind generation development on Santa Clara County property.

A total of 876 acres of the Lynch Canyon property has been acquired for permanent preservation as open space. The Solano County Farmland and Open Space Foundation continues efforts to locate funding for the remaining 163 acres of the property. The Open Space Foundation staff expects to complete the transaction by the end of year.

## 3. Historic Preservation Ordinance

**Priority:** Medium

**Status:** The Heritage Society of West Central Solano has concluded its inventory of historic structures in Solano County. If staff time permits, the City will begin preparing an ordinance in mid-1996.

## 4. Biological Resource Preservation Programs

**Status:** Ongoing. City staff continues to work with developers to ensure that habitat preservation and restoration concerns are addressed.

## 5. Hillside Preservation and Grading Regulations

**Priority:** Very High (3)

**Status:** A draft of the plan has been prepared and has been reviewed by a subcommittee of the Planning Commission, Open Space Commission, and Design Review Commission, and is expected to be adopted by late 1995.

## 6. Parks Capital Project Plan (Parks, Open Space, Leisure, and Cultural Services Plan Update)

**Priority:** High

**Status:** A comprehensive Parks Capital Project Plan was completed by the Community Development Department in May 1995. Several of the capital facilities included within the plan are facilities that will be financed by AB 1600 revenues.

## 7. Tree Preservation Ordinance

**Priority:** Medium

**Status:** Staff has completed a draft Tree Preservation Ordinance which is currently being

reviewed by a subcommittee of the Design Review Commission and the Open Space Commission. Completion is expected in fall 1995.

## 8. Master Trails Plan

**Priority:** Medium

**Status:** A work program for the Master Trails Plan was recently agreed to by both the Community Services Commission and the Open Space Commission. Staff has begun work on the plan and expects the plan to be complete by July 1996.

---

## V. HEALTH AND SAFETY ELEMENT

### 1. Flood Control Programs

**Status:** Ongoing.

### 2. Implement Source Reduction and Recycling Element and Household Hazardous Waste Element

**Status:** Ongoing.

---

## VI. PUBLIC FACILITIES AND SERVICES ELEMENT

### 1. Sewer System Capacity Study

**Priority:** High

**Status:** The Fairfield-Suisun Sewer District adopted a Sewer System Capacity Plan in November 1994.

### 2. Urban Stormwater Runoff Management Program

**Status:** Ongoing. The Fairfield-Suisun Sewer District continues efforts to educate the public regarding the prevention of stream pollution.

### 3. Contingency Plans for Water Deficient Years

**Status:** In September 1994, the City Council adopted a water conservation ordinance which contained draught contingency programs that placed certain prohibitions on water consumption during times of draught.

#### 4. Water Services Master Plan Update

Status: A draft Water Allocation Plan has been completed.

#### 5. Update of Urban Water Management Plan

Status: Ongoing. City staff continues to work with the Solano Water Advisory Committee which continually updates the program on a County-wide level.

#### 6. Water Conservation Programs

Status: Ongoing. The city continues to implement the five year plan for water conservation. Activities include school education, a public information campaign, distribution of conservation kits to City households, and the offer of residential water use audits.

#### 7. Implement Civic Center Master Plan

Status: Ongoing. The Chamber of Commerce Building, originally planned to be located at the northeast corner of Pennsylvania and Kentucky Street, was reconstructed at the northwest corner of Civic Center Drive and Webster Street. The old chamber building was relocated to Fire Station 1.

#### 8. Fire Protection and Police Protection Run-Time Logs

Status: Ongoing. The Police and Fire Departments continue to maintain run-time logs.

#### 9. Review of School Sites

Status: Ongoing. The School District continues to review new development areas for potential school sites.

#### 10. AB 1600 Development Fee Program

The City Council recently adopted an ordinance and fee schedule for collection of "AB 1600 fees" of each residential, commercial, and industrial building permit. The fees will pay for streets, parks, recreational facilities, and other capital improvements throughout the community. The fees are the work of the Development Impact Fee Task Force which included developers, brokers, business people, and interested citizens, who together set a fee which allows new development to pay the capital improvement costs associated with that development. As part of the AB 1600 process, permit streamlining provisions have been included in the ordinance revising development standards. A key provision is the elimination of the Design Review Commission and providing additional staff approvals of smaller projects.

---

## VII. URBAN DESIGN

### 1. Sign Ordinance Update

**Priority:** High

**Status:** No work was done on the sign ordinance update.

### 2. North Texas Street Urban Design Plan and Implementation Program

**Priority:** High

**Status:** The North Texas Street Design Plan was adopted by the City Council in November 1994. The first implementation mechanism, the North Texas Street Redevelopment Plan, is expected to be adopted in fall 1995.

### 3. West Texas Street Urban Design Plan and Implementation Program

**Priority:** High

**Status:** Staff anticipates that planning for West Texas Street will begin after completion of the North Texas Street Urban Design Plan and Implementation Program in early 1996.

### 4. Final Adoption of Urban Design Plan

**Priority:** Very High (3)

**Status:** The draft plan was prepared and reviewed by the Design Review Commission and Planning Commission in 1990. No further work has been accomplished.

---

## VIII. ECONOMIC DEVELOPMENT

### 1. Economic Development Strategy

**Priority:** Very High (4)

**Status:** A draft strategy, which focuses on business recruitment and retention, is complete. Completion of a final draft is anticipated for late 1995.

### 2. Re-evaluation of Gateway Project Plan

**Priority:** High

**Status:** Two new restaurants near Travis Boulevard, Red Lobster and Fresh Choice, opened in March 1995. Staff is working with an architect to prepare a revision to the concept plan to accommodate a 200 unit all-suites hotel with approximately 3,500-4,000 square foot of conference facility space, office, retail, and other facilities.

### 3. Major Industrial and Commercial Projects

TOYOTA: A new Toyota dealership opened at a site on Magellan Road in April.

WESTAMERICA CENTER: The City Council has approved a development agreement between the City and WestAmerica Bank for the latter to construct a 300,000 square foot office and data center at the northwest corner of Suisun Valley Road and Mangels Boulevard.

FIBREBOND WEST: Fibrebond Corporation opened a new west coast operation in Fairfield in late summer 1995. The company produces manufactured pre-cast concrete structures for use as telecommunications buildings and modular prisons.

TECHNOLOGY INCUBATOR PROJECT: The Department of Economic Development is actively pursuing the development of a Technology Incubator to house start-up high-tech and life sciences companies either directly or indirectly through in-house business services such as common clerical employees, business equipment or financial assistance. The proposed incubator would provide approximately 25,000 to 30,000 square feet of floor space with common management and conference facilities and separate wetlab and office space.

PLANNED EMPLOYMENT CENTER/REGIONAL COMMERCE CENTER: The Department of Economic Development continues to review development proposals for both the Planned Employment Center and Regional Commerce Center. The Redevelopment Agency recently repurchased just over 14 acres of the Regional Commerce Center back from Price/Costco Inc.

BALL GLASS: In September 1994 the Planning Commission approved a 600,000 square foot warehouse and distribution center on 27 acres in the Cordelia Industrial Park. The project is currently under construction.

MAIN STREET DOWNTOWN: In July 1995 the Fairfield Downtown was named an independent Main Street City by the California Department of Trade and Commerce. This designation allows the City to receive technical assistance to operate under Main Street's four (4) point program.

### 4. Small Business Assistance Programs and Revolving Loan Fund

No revolving fund loans were granted this year. Staff has provided technical assistance to businesses interested in obtaining federal Small Business Administration loans or Industrial Development Bond financing. The City is also helping fund a study of business incubators.

## 5. Business Attraction, Expansion and Retention Programs

**BUSINESS OUTREACH PROGRAM:** City officials continue to work with the Chamber of Commerce and representatives from local industries to assess unmet needs and have established a business retention and business ambassador program.

## 6. Quality Neighborhoods Program

A four-person team consisting of personnel from the Police, Economic Development, and Public Works Departments will soon undertake a program to improve the safety and attractiveness of the specific neighborhoods in the city. Their efforts will focus on nuisance abatement, promoting improved property management and tenant responsibilities, and increasing funds for property rehabilitation.

## 7. North Texas Redevelopment Area

In July 1995 Planning and Economic Development Staff presented to the Planning Commission a fifth redevelopment area plan for the North Texas Street area. The purposes of the plan range from providing financial assistance to private property owners for facade improvements to increasing the supply of affordable housing. The plan is expected to be adopted in Fall 1995 and will take effect in 1996.

---

## IX. TRAVIS AIR FORCE BASE PROTECTION (New Element)

On June 29, 1995, the City Council adopted the Travis Air Force Base Protection Element, a new element of the General Plan that consolidates policies to protect the air base from encroachment into one General Plan element.

### 1. Travis Air Force Base Protection Plan Implementation Program

**Status:** City Staff, Air Force Officials, and effected property owners have begun work on a variety of mechanisms to provide for the permanent protection of Travis Air Force Base. Adoption of those mechanisms is expected in late 1995 and 1996.