

# CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

## DEPARTMENT OF COMMUNITY DEVELOPMENT

Home of  
Travis Air Force Base

### COUNCIL

Mayor  
Harry T. Price  
707.428.7395  
Vice-Mayor  
John Mraz  
707.429.6298  
Councilmembers  
707.429.6298  
Frank Kardos  
Chuck Timm  
Matt Garcia

May 30, 2008

Cathy E. Creswell  
Deputy Director  
Department of Housing and Community Development  
P.O. Box 950253  
Sacramento, CA 94252-2053

HOUSING POLICY  
DEVELOPMENT, HCD  
JUN 02 2008

Re: 2007 Annual Report on the General Plan

Dear Ms. Creswell:

Attached, please find the City of Fairfield Annual Report on the General Plan for 2007, which was accepted by the City Council on May 20, 2008. This report fulfills California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs ..."

Should you have any questions, please feel free to contact me at 707.428.7446.

Sincerely,

BRIAN MILLER  
Associate Planner

BKM:ccs

Attachment: 2007 Annual Report on the General Plan

### DEPARTMENTS

Community Services  
707.428.7465  
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ECONOMIC DEVELOPMENT ■ HOUSING ■ NEIGHBORHOOD REVITALIZATION ■ PLANNING ■ REDEVELOPMENT

**EXHIBIT "A"**

**CITY OF FAIRFIELD**

**2007**

**ANNUAL REPORT  
ON THE  
GENERAL PLAN**

**JANUARY 1, 2007 THROUGH DECEMBER 31, 2007**

## **INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT**

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...”

The General Plan represents Fairfield’s future vision of the City in the year 2020. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for community-wide recreational amenities, housing, transportation, and safety, and contains important policies guiding open space and conservation, economic development, and urban design.

This report describes the City’s progress in implementing the policies and programs of the General Plan as set forth in the General Plan Implementation Program, including the City’s progress on providing its share of the regional housing needs. The report is divided into topic areas based on the City’s General Plan Elements.

This is the fifth Annual Report prepared by the Department of Community Development. For further information or additional copies of this report, please contact:

**Department of Community Development  
1000 Webster Street  
Second Floor  
Fairfield, CA 94533  
(707) 428-7461**

## **DEVELOPMENT IN 2007**

This section summarizes major development projects approved by staff, the Planning Commission, or City Council during 2007. As the list demonstrates, the slowdown that began in 2006 continued during the past calendar year.

### RESIDENTIAL PROJECTS:

- **Ivy Wreath II.** 38 unit subdivision (medium density) on East Tabor near Walters.
- **Hidden Meadows.** 55 unit subdivision on Suisun Valley Road at WestAmerica Drive.
- **Strawberry Fields.** 37 unit townhouse development at the corner of East Tabor and Sunset.
- **The Cottages at Fairfield.** 45 duets at 2207 Union Avenue.

### COMMERCIAL

- **Green Valley Ranch.** 9,875 s.f. commercial development at the southwest corner of Pittman Road and Central Way, including a drive-through use at the proposed Del Taco restaurant.
- **Wang Retail Building.** Minor Development Approval of a 5,888 square foot retail building to be located at 736 North Texas Street, opposite Armijo High School.
- **Meyer Cookware.** The City approved an expansion of over 300,000 square feet for Meyer Cookware for additional warehouse space.
- **Mercedes Benz.** 77,000 square foot auto dealership on Auto Mall Parkway.
- **Comcast Cable.** 40,000 square foot technical operations center at 5133 Fulton Drive.
- **Saturn Auto Dealership.** 30,000 square foot dealership at 3000 Auto Mall Court.
- **Grocery Outlet.** Tenant improvements for the former Safeway store at 200 Travis Blvd.
- **Barduci.** 8,450 square foot one-story retail building at 4795 Business Center Drive, 9,800 square foot one-story office building at 4810 Business Center Drive, and 9,800 square foot one-story office building at 4780 Business Center Drive.
- **Walters Court.** 13,588 square foot building addition to an existing industrial warehouse located at 1889 Walters Court.
- **Staples.** 20,390 square foot Staples store and a second 4,600 square foot pad building with drive-through.
- **Chadbourne at Courage.** Four concrete tilt-up two-story flex space office/warehouse buildings totaling 74,440 square feet.
- **North Bay Laboratory.** 4,185 s.f. laboratory at the front of the North Bay Medical Center hospital building located at 1200 B. Gale Wilson Blvd.

## **LAND USE ELEMENT**

**Zoning Ordinance Cleanup.** The Ordinance was updated in 2007 and will continue to be updated periodically to correct and clarify language, remain consistent with State law, and to codify any newly developed City land use policies.

**Citywide GIS System.** Geographic Information System (GIS) functions are now fully available, including digitized Zoning Maps. Staff continues work on finalizing efforts to convert the City's Zoning Maps to an internet-ready format based on the GIS System.

**Train Station Specific Plan.** The Train Station Specific Plan process will result in a land use plan, development standards, and financing plan for several hundred acres around the future Vacaville-Fairfield Train Station. The project will include over 2,000 housing units as well as commercial and office land uses arranged in a “transit village.” During 2007, staff continued working with consultants and property owners to fine tune the plan, including the draft land plan, design standards, traffic analysis, and the Environmental Impact Report. Public workshops and meetings with property owners continued.

**Allan Witt Park Project.** This planning process, which involved reconfiguration of the park and construction of a mixed use residential community, has been terminated.

**80-to-80 Corridor Plan.** Staff continued to work with Tung/Bottomley Urban Design Consultants to develop the market study and the identification of key opportunity sites along the corridor. The project has also included a feasibility analysis for development prototypes. Staff and the consultant team held three workshops and two Planning Commission study sessions on the 80-to-80 Plan.

## **HOUSING ELEMENT**

**Agreement to Reallocate Regional Housing Needs.** The City completed the Housing Element Amendment needed to implement the 2004 Agreement with Solano County, which reallocated Regional Housing needs from the County to the City, in exchange for certain considerations from Solano County that improve the City’s ability to meet housing and economic development goals.

**Regional Housing Needs Allocation.** The State requires the City to report its progress in meeting its share of the Regional Housing Need. Table One below shows the City’s progress in meeting housing needs through new construction.

In 2007, the local housing market continued its dramatic slowdown from 2005 market. The City issued building permits for only 199 residential units. No new affordable units were produced. These numbers are *new construction* and do not reflect other methods of increasing housing affordability that effectively add to the overall supply. These other methods include Rehabilitation Loans, Silent Seconds, and Mortgage Credit Certificates. These programs have enabled lower-income households to purchase homes in older residential neighborhoods.

**2009 Housing Element.** In 2007, the City retained PMC Consulting to assist in the preparation of a new Housing Element for the next statutory cycle.

**Housing Assistance Programs.** The City uses several programs to assist homebuyers and lower and moderate-income residents in attaining home ownership. The City’s Silent Loan Program is funded with federal HOME funds received through the State of California. It provides deferred loans to low-income first time homebuyers to purchase homes in Fairfield. In 2007, 11 households purchased homes through the program. The City currently has no new funds for this program. The Mortgage Credit Certificate Program also helps reduce the costs of housing for

**Table One:  
Regional Housing Needs - New Construction through December 2007**

*Sources: "Projected Need" housing numbers provided by Association of Bay Area Governments.  
New construction data provided by City of Fairfield Building Division.*

Year	Income Level				Sub- Total
	Very Low	Low	Moderate	Above Moderate	
<b>Projected Need 2001-2006</b>	761	573	664	777	2,775
<b>Accepted Units from Solano County</b>	71	53	486	870	1,480
<b>Hidden Meadows</b>	27	15	10	0	52
<b>Total Need, Including Solano County Allocation</b>	859	641	1,160	1,647	4,307
<b>Units Built 2001-2006</b>	71	203	674	4,158	5,106
<b>Units Built 2007</b>	0	0	0	199	199
<b>Remaining Need, Including Solano County Allocation</b>	788	438	486	0	1,712

First-time homebuyers. Unfortunately, interest in this program declined as sub-prime mortgages became popular, and the City did not operate the program in 2007. Due to recent changes in the mortgage industry, the City has applied for a MCC allocation for 2008.

Reflecting market conditions, the City held two foreclosure prevention workshops (one in English and one in Spanish). A combined total of approximately 200 people attended. These workshops included presentations by housing counseling agencies, Unity Council and Pacific Community Services, followed by one-on-one housing counseling for workshop attendees. The City has eight similar workshops scheduled for 2008.

In 2007, the Agency provided deferred loans to seven moderate-income homebuyers purchasing homes in the Centennial Walk development. Funding came from Agency Low/Mod Housing funds. The City also provided down payment assistance, in the form of deferred loans, to two moderate-income homebuyers purchasing Below Market Rate (BMR) homes that were being resold by the BMR homeowners. Funding came from BEGIN program income and Agency Low/Mod Housing funds. Finally, the City also assisted two low-income homebuyers to purchase BMR homes through the Section 8 Homeownership Program. Redevelopment Agency Low/Mod Housing, CDBG, CalHome, and HOME funds were leveraged with funding provided by the California Association of Realtors.

**HUD Section 8 Housing Choice Voucher Program.** This subsidy program provides assistance to very low-income renters. In 2007, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 26 portable Vouchers from other jurisdictions. HUD expects to renew all of the Housing Authority's expiring increments of funding in 2008. The FHA will apply for the maximum number of additional HCVs available (if any) from the U.S. Department of Housing and Urban Development during 2008.

One Section 8 family graduated from the Family Self Sufficiency Program (FSS) in 2007. There are 48 Housing Choice Voucher families participating in the FSS Program. The families are encouraged to consider homeownership through the FHA's HCV Homeownership Program, initiated in 2003. This program enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments. In 2007, there were two HCV Homeownership contracts.

**Housing Rehabilitation Program.** Housing rehabilitation programs are targeted to moderate and low-income (single-family) and low and very-low-income (multifamily) households. Using local and federal funds, the City rehabilitated 100 multi-family units, repaired flood damage to Heather House (homeless shelter), and assisted 13 single-family units in 2007. The loan amounts for the multi-family projects totaled \$1,250,000.00, while single-family projects received \$350,657.00 in loans and grants. The Housing Rehabilitation Program also conducted 134 annual inspections on multi-family projects with affordable housing covenants.

## **OPEN SPACE, CONSERVATION, AND RECREATION ELEMENT**

**Rockville Park.** Implementation of the 10 City Council subcommittee recommendations approved in 2007 is well underway. Measure R was defeated in the November 2007 General Election. No capital projects will be started in the park without future voter approval.

### **Park Capital Projects Plan**

- The Fairfield Aquatics Center project design is complete. The project is scheduled to go out for bid in April 2008 and is expected to be awarded by the City Council in June 2008. Construction is expected to take 15 months.
- The Master Grading and Utility Plan for Cordelia Community Park is complete. A prime design firm is schedule to be hired before the end of 2008. The firm will develop phased construction documents for the next funded phase of the total project. Development of the Community Sports Center and 170 parking stalls will be deferred until additional funding becomes available and is approved by City Council.
- The preferred conceptual plan for Dover Neighborhood Park will be presented to the Community Services Commission and City Council this spring. Groundbreaking is scheduled for April 2008. The project should be completed by the end of 2008.
- Gold Ridge (Gary Falati) Neighborhood Park. The community approved establishing a Landscape, Lighting and Maintenance District to pay for the long-term maintenance of the park. A park design firm has been hired and two community workshops are planned. The park is expected to be completed by the end of 2009.
- Paradise Valley Neighborhood Park. Due to capital funding limitations and a lack of maintenance funding, the project has been deferred until a minimum of July 2009.
- Southbrook Neighborhood Park. Due to capital funding limitations and a lack of maintenance funding, the project has been deferred, until a minimum of July 2012.
- The renovation of Mankas Park was virtually completed.
- Laurel Creek Community Park. Construction documents for the play equipment replacement project are nearly complete. The new play area should reopen by the end of 2008. Development of the 7 acres of undeveloped park land has been deferred until a minimum of July 2009.
- Teen Center. A Police Athletic League (PAL) facility at 100 Travis Blvd will be opening in the summer of 2008.

- Dunnell Neighborhood Center, Sports Complex, Teen Center. Due to capital funding limitations and a lack of maintenance funding, the projects have been deferred to at least July 2009.

**Facility Maintenance.** Several major projects were completed this year. They included new roofing, siding and trellis at the Fairfield Senior Center. A new roof at the Center for Creative Arts was also installed. The City installed new play equipment at Meadow, Hillview and Ridgeview Neighborhood Parks.

**Habitat Conservation Plan.** Staff continued to work with Solano County Water Agency, Suisun City, Vallejo, Vacaville, the U.S. Fish and Wildlife Service and consultants to develop a Habitat Conservation Plan to guide the protection of endangered species. In 2002, a countywide habitat assessment identifying the number of species to include in the plan was prepared to guide recommendations for the plan. Preparation of an NCCP (state version of the plan) is still being considered, but it is more likely that a 2080.1 permit for incidental take of State listed species will be obtained in lieu of a NCCP. The Public Draft 2.2 of the HCP was released in late February 2007 and is available on line at SCWA web page. It was discussed at the Solano County Water Agency meeting of August 9, 2007.

**Tri City and County Cooperative Planning Group.** The City continues to participate in the Planning Group. During 2007, the Planning Group continued to help fund capital improvements, public access planning, education programs, and the preparation of a Master Plan for the Solano Land Trust properties acquired by the Solano Land Trust. The Cooperative Planning Group also coordinated its annual open space tour/event with Solano Land Trust. The Cooperative Planning Group continued to monitor development in The Orchards project area of Hiddenbrooke.

**Fieldcrest.** The Seeno Company submitted a request for a new Tentative Parcel Map and Environmental Review for Fieldcrest Villages, a proposed single family residential project involving the construction of 394 homes on 165 acres located south of Red Top Road and west of the existing Cordelia Villages subdivision. The City previously approved (in 1995) a Development Agreement, Development Review and a Tentative Subdivision Map along with a Mitigated Negative Declaration.

As part of the current Environmental Review process, an Environmental Impact Report will be required due to a larger project area resulting from a significant increase in additional grading required to repair a slide which occurred during the original project grading. The EIR will be limited in scope to the following issues: Aesthetics/Visual Impacts; Air Quality/Grading and Dust Impacts; Geologic Impacts; Biological Impacts; and Hydrology/Water Quality. It is anticipated that the preparation of the EIR will take approximately one year, including the time it takes to hire the Consultant.

With City approval, Seeno retained LSA Associates to prepare an Environmental Impact Report (EIR) for the revised project. The Notice of Preparation has been completed and is being circulated to the appropriate agencies as well as all residents in Cordelia. A Scoping Session on the contents of the EIR was conducted by LSA Associates on Thursday August 9, 2007 at Rodriguez High School in Cordelia.

**Hawthorne Mill.** In 2007, Edenbridge, Inc. submitted an application to the City of Fairfield for a General Plan Amendment, Zone Change, Development Review, and environmental review for a 411 acre project located south of Cement Hill Road, West of Peabody Road and north of Union Pacific Railroad. Their application envisions that 138 acres would be developed and 273 permanently preserved as conservation open space. The project would create 673 residential lots between 3800 and 7200 s.f. in size on two development areas: south of Cement Hill Road (500 units +/-), and on the east side of the County Detention Facility (173 units +/-). The project includes a site for approximately 6.5 acres of future High Density Residential, immediately west of the future train station site. It also includes sites for approximately 4.5 acres of commercial and mixed use development near the corner of Peabody and Cement Hill Road. The plans also identify future right of way for the Walters Road Extension and various private parks.

Staff will be soliciting firms for preparation of an EIR through the month of December. The City will be coordinating with the Army Corps of Engineers on a joint CEQA/NEPA document and anticipates the timing to complete the environmental process in three years.

## **CIRCULATION ELEMENT**

**Transit Programs (Fairfield/Suisun Transit).** Construction for the Red Top Road park-and-ride lot (400 at-grade spaces with a 4-bus bay transit component) was put on hold until several issues regarding construction could be resolved. Public Works staff continued to work to identify a location for a central (N. Texas Street) Transit Center (10-bus bay for local buses). In addition, the City continued preliminary design and track alignment for the Fairfield/Vacaville Train Station (SE corner of Peabody/Vanden).

**Jepson Parkway.** Jepson Parkway involves a series of road improvements linking Suisun City, Fairfield and Vacaville; it is intended to provide an alternative route for traffic on Interstate 80. The City has been participating in the Jepson Parkway Project Working Group for a number of years. In 2007, the consultant for the Solano Transportation Authority released an Environmental Impact Statement/Environmental Impact Report for the project. Review is underway at CALTRANS Local Assistance and local agencies including Fairfield.

**Manual Campos Expressway.** The last phase of the MCP connecting Dover Avenue to the North Texas/I-80 interchange started design in 2006 with an anticipated construction start in 2008/2009. The MCP will connect to the reconfigured North Texas/I-80 interchange. Once the projects are completed, there will be a minimum two-lane connection between Peabody Road and I-80. Future widening of the MCP will occur as development proceeds in the northeast area.

**West Texas Street at Oliver Road.** CALTRANS has completed intersection improvements and a new sidewalk. CALTRANS is also completing the environmental documents and initial designs for new diamond lanes to be completed between Air Base Parkway and Cordelia.

**North Connector.** The project is a new roadway designed to provide an alternate traffic route through North Cordelia to reduce I-80 traffic congestion. Construction is planned for 2009. The Solano Transportation Authority (STA) is the lead agency for the North Connector project and

the associated environmental process. At the east end of the North Connector, the road would extend the four-lane roadway being constructed as part of the Fairfield Corporate Commons Project about 1.6-miles east across Suisun Creek to connect with Abernathy Road at the I-80/Abernathy Road Interchange. A new bridge would span across Suisun Creek and a cul-du-sac would be constructed where the North Connector would cross Russell Road. At the west end, Business Center Drive would be extended as a two-lane roadway westward 1.04 miles from its current terminus to connect with SR12 West at Red Top Road where a four-way signalized intersection would be constructed. During 2007, City Staff participated in a design/planning process for the pedestrian and bicycling amenities associated with the project and reviewed the Draft EIR and provided written comments to STA.

## **PUBLIC FACILITIES AND SERVICES ELEMENT**

**Urban Water Management Plan.** The City is actively implementing its Urban Water Management Plan and other water conservation programs, which include 14 accepted best management practices, including in-school education programs, irrigation water management plans, and residential water audits. The City also supports other regional programs.

**Water Transmission Pipelines.** Preliminary design of a major east-west water transmission pipeline that will provide a second link to the Cordelia area began in 2003. Final alignment of the pipeline has been impacted by a number of recently planned or constructed projects including, but not limited to, the North Connector, SFPP pipeline and the Villages at Fairfield. The City will build the project in phases over an extended time period. The project will require coordination with a variety of local and state agencies along with acquisition of easements for construction outside existing or proposed rights-of-way. Construction is scheduled for 2009.

**Fairfield Police Training Facility and Indoor Firing Range.** The Police Training Facility is located on Enterprise Drive near Highway 12. The contractors completed the project in 2007.

**Fire Station 35.** Staff reviewed and approved a proposal to construct Fire Station No. 35 located on City-owned property on Lopes Road at the Cordelia Rd. intersection. However, the City Council cancelled this project.

## **URBAN DESIGN ELEMENT**

**Pride in Fairfield Program.** Established in 1996, this annual program recognizes and honors groups and projects that merit special citation for well-maintained properties. In 2007, the City recognized 5 single-family homes, 1 group of single family homes, 1 public building (David Weir School) 1“special recognition” property in a challenged neighborhood, 1 multifamily complex, and 2 commercial properties.

## **ECONOMIC DEVELOPMENT ELEMENT**

**North Texas Street Programs.** Staff continues to work with North Texas Street merchants and the North Texas Street Business Improvement District (BID). Major BID projects completed in

2007 included the annual Chili Cook Off and an ongoing print/radio advertising program. The BID anticipates continuing these programs.

**Downtown Revitalization Programs.** The City and Redevelopment Agency continue to focus on revitalizing downtown Fairfield. The City approved a renovation project on Texas Street near Jefferson, which is now under construction. Unfortunately, the developer had withdrawn from a larger proposal to redevelop the entire half block with new office, commercial, and residential space. The Agency also acquired several parcels in the 1000 block of Texas Street (across from the Theater) and the former Solano Bank building, which will house the Police Department Detective Bureau.

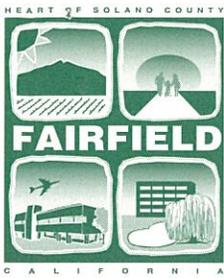
**City Marketing Campaign.** The Redevelopment Agency is in its third year of an economic development campaign using the services of a professional marketing firm, Placemaking Group. The campaign includes a website that targets a business audience, [www.Fairfield4Business.com](http://www.Fairfield4Business.com), marketing collateral materials (folder, brochure, inserts, maps, and candy bars), special events (broker breakfasts, media events and seminars), business retention visits, trade show attendance, recruitment mailings, an electronic newsletter, advertising and a public relations program.

**Business Recruitment and Retention Programs.** Staff also continued to implement the City's business recruitment and retention programs. The City has continued its ongoing program, the Mayor's Roundtable, to help retain current employers. The City sponsors periodic meetings and seminars to discuss ways in which Fairfield can remain attractive in an increasingly competitive market. The City also offers ongoing assistance to small business, primarily through the Revolving Loan Fund (RLF). The City, however, issued no RLF Loans in 2007.

**Workforce Development.** City staff continues to work on two workforce development initiatives. One, started in 2006, targets Fairfield manufacturers who need skilled technical employees. City staff brought manufacturers together with educators and service providers to address workforce deficits. The Workforce Investment Board of Solano County received a grant from the Governor's Office to take this Fairfield initiative county-wide. The City anticipates expanding these efforts in 2008, working with the Fairfield-Suisun Chamber of Commerce's newly formed Major Employers Group to address the workforce development issues of the City's largest employers.

## **TRAVIS PROTECTION ELEMENT**

**Travis Community Consortium.** The City of Fairfield continued to participate in the Travis Community Consortium, a coalition whose active members include Solano County, Solano EDC, Solano College, and the Travis Regional Armed Forces Committee. The Fairfield Assistant City Manager serves as the Chair of the TCC. The TCC extended the contract with Madison Government Affairs (MGA) to assist with the efforts to protect and enhance Travis AFB. Activities of the TCC and MGA included continued support for military construction funding, and housing privatization.



# CITY OF FAIRFIELD

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

Home of  
Travis Air Force Base

May 21, 2007

COMMUNITY POLICY  
DEVELOPMENT, HCD

MAY 23 2007

logged in HETS

### COUNCIL

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Vice-Mayor  
Jack Batson  
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Marilyn Farley  
Frank Kardos

John Mraz

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City Manager  
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Greg Stepanicich  
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Cathy E. Creswell  
Deputy Director  
Department of Housing and Community Development  
P.O. Box 950253  
Sacramento, CA 94252-2053

Re: Annual Report on the General Plan

Dear Ms. Creswell:

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Should you have any questions, please feel free to contact me at 707.428.7446.

Sincerely,

BRIAN MILLER  
Associate Planner

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**CITY OF FAIRFIELD**

**2006  
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**JANUARY 1, 2006 THROUGH DECEMBER 31, 2006**

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This is the twelfth Annual Report prepared by the Department of Community Development. For further information or additional copies of this report, please contact:

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(707) 428-7461**

## **DEVELOPMENT IN 2006**

This section summarizes major development projects approved by staff, the Planning Commission, or City Council during 2006.

### RESIDENTIAL PROJECTS:

- **DMV Site:** 20 Townhomes on Pacific Avenue west of Tabor Avenue.
- **Goldridge/The Villages:** 242 single family homes.
- **Tabor Avenue Subdivision:** 23 home small lot infill subdivision on Tabor Avenue west of North Texas Street.
- **Garaventa:** 256 apartments and 152 townhouses received final development entitlements at Garaventa.
- **Santa Monica Street:** 18 home “self help” housing project.
- **Homeless Shelter:** Beck Avenue north of Cordelia Road.
- **East Tabor Avenue at Sunset:** 64 unit single family subdivision.
- **Garaventa:** 438 townhouses and apartment units.
- **The Villages at Fairfield:** 2400+ units, including apartments, single family homes, a shopping center, school sites, and park improvements.
- **East Tabor Townhomes:** 96 attached townhouse condominiums on 9 acres at East Tabor and Claybank Road.
- **Paradise Valley Townhomes:** 200 attached townhouses and triplexes in two neighborhoods at the northern end of Paradise Valley.

### COMMERCIAL

- **Marriott Express:** 70,000 square foot expansion and remodeling of the former Holiday Inn on Holiday Lane.
- **Cordelia Ranch:** 12,000 square foot commercial pad buildings on Pittman Road.
- **Westfield Solano Shoppingtowne:** Exterior changes and signage program.
- **Sutter Solano:** 69,000 medical office building on Low Court.
- **Northbay:** 69,000 square foot corporate office in Green Valley Corporate Center.
- **Suzuki Dealership:** New dealership for Suzuki on Auto Mall Parkway.
- **Spec Industrial Buildings:** 177,000 square feet of new speculative industrial space.
- **WalMart Super Center:** An 185,000 square foot WalMart Supercenter was approved in December 2006.

## **LAND USE ELEMENT**

**Zoning Ordinance Cleanup.** The Ordinance will continue to be updated periodically to correct and clarify language, remain consistent with State law, and to codify any newly developed City land use policies.

**Citywide GIS System.** Many Geographic Information System (GIS) functions are now fully available. Work on digitized Zoning Maps has also been largely completed, with staff finalizing efforts to convert the City's Zoning Maps to an internet-ready format based on the GIS System.

**Train Station Specific Plan.** The Train Station Specific Plan process will result in a land use plan, development standards, and financing plan for several hundred acres around the future Vacaville-Fairfield Train Station. The project will include over 2,000 housing units as well as commercial and office land uses arranged in a "transit village." During 2006, staff and consultants completed a draft land plan, development exhibits, and traffic analysis. Significant portions of the Environmental Impact Report were completed. Public workshops and meetings with property owners continued.

#### **Allan Witt Park Project.**

**80-to-80 Corridor Plan.** Staff initiated a planning process for the West Texas Street/Texas Street/North Texas Street corridor. Department staff completed a comprehensive photographic survey and land use database for the entire corridor. Tung/Bottomley Urban Design Consultants were retained as lead consultant to assist staff in completing the project, which will focus on a market study and the identification of key opportunity sites along the corridor.

## **HOUSING ELEMENT**

**PACE Redevelopment Area Expansion and Property Acquisitions.** In 2006, the Fairfield Gateway Redevelopment Project Area was expanded to incorporate the "North PACE" area. The Agency intends to partner with a master developer to replace the substandard housing in the area.

**Agreement to Reallocate Regional Housing Needs.** In 2004, the City executed an Agreement with Solano County which reallocated Regional Housing needs from the County to the City, in exchange for certain considerations from Solano County that improve the City's ability to meet housing and economic development goals. Unfortunately, this process has required significantly more time than anticipated. Table One includes a line with the new housing needs numbers as defined in the Agreement.

**Regional Housing Needs Allocation.** The State requires the City to report its progress in meeting its share of the Regional Housing Need. Table One below shows the City's progress in meeting housing needs through new construction. Note that Table One contains two significant corrections over the tables previously submitted. First, the allocation of affordable housing units in the "Hidden Meadows" subdivision has been corrected to reflect the actual agreements with the developer and added per our agreement with the County to the City's Regional Housing Need Allocation. Second, the affordable units in Hidden Meadows issued building permits in 2005 were omitted from the last Annual Report. These units are now shown correctly in the Table.

In 2006, the local housing market slowed considerably. The City issued building permits for only 231 residential units. Given this overall slowdown in the market, very few new affordable units were produced, including:

- Centennial Walk: 6 “moderate income” units.
- Hidden Meadows: 6 “very low income” units, 1 “low income” unit, and 5 “moderate income” units

**Table One:  
Regional Housing Needs - New Construction through December 2005**

*Sources: “Projected Need” housing numbers provided by Association of Bay Area Governments.  
New construction data provided by City of Fairfield Building Division.*

Year	Income Level				Sub- Total
	Very Low	Low	Moderate	Above Moderate	
Projected Need 2001-2006	761	573	664	777	2,775
Accepted Units from Solano County	71	53	486	870	1,480
Units Built 2001-2005	57	192	657	3,939	4,845
Hidden Meadows	27	15	10	0	52
Hidden Meadows Units Built 2005	8	10	6	0	24
Units Built 2006	6	1	11	219	237
Remaining Need, Including Solano County Allocation	788	438	486	0	1,712

These numbers are *new construction* and do not reflect other methods of increasing housing affordability that effectively add to the overall supply. These methods include Rehabilitation Loans, Silent Seconds, and Mortgage Credit Certificates. These programs have enabled lower-income households to purchase homes in older residential neighborhoods.

**Housing Assistance Programs.** The City uses several programs to assist homebuyers and lower and moderate-income residents in attaining home ownership. The City's *Silent Loan Program* is funded with federal HOME funds received through the State of California. It provides deferred loans to low-income first time homebuyers to purchase homes in Fairfield. In 2006 five households purchased homes through the program. The *Mortgage Credit Certificate Program* also helps reduce the costs of housing for first time homebuyers. Unfortunately, interest in this program has declined, and the City issued only two certificates to Fairfield residents during 2006 (one each to a moderate income and low income household). The City currently has no new funds for this program.

**HUD Section 8 Housing Choice Voucher Program.** This subsidy program provides assistance to very low-income renters. In 2006, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 23 portable Vouchers from other jurisdictions. HUD expects to renew all of the Housing Authority's expiring increments of funding in 2007. The FHA will apply for the maximum number of additional HCVs available (if any) from the U.S. Department of Housing and Urban Development during 2007.

One Section 8 family graduated from the Family Self Sufficiency Program (FSS) in 2006 and five others voluntarily resigned from their FSS contract. The families are encouraged to consider homeownership through the FHA's HCV Homeownership Program, initiated in 2003. This program enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments. In 2006 there were three HCV Homeownership contracts.

Laurel Gardens, which has Project Based Vouchers (PBV), was completed in June 2006. Laurel Gardens provides affordable housing for homeless and disabled households and offers on-site case management assistance. Twenty-one PBV holders reside in this 30-unit complex located at 201 East Alaska Ave.

**Housing Rehabilitation Program.** Housing rehabilitation programs are targeted to moderate and low-income (single-family) and low and very-low-income (multifamily) households. Using local and federal funds, the City rehabilitated 100 multi-family units, repaired flood damage to Heather House (homeless shelter), and assisted 16 single-family units in 2006. The loan amounts for the multi-family projects totaled \$950,000, Heather House totaling \$71,000, while single-family projects received \$401,824.00 in loans and grants. The Housing Rehabilitation Program also conducted 82 annual inspections on multi-family projects with affordable housing covenants and assisted in the construction management of a fence replacement project for Pacific Estates Mobile Home Park (\$345,000.00).

## **OPEN SPACE, CONSERVATION, AND RECREATION ELEMENT**

**Rockville Park.** In response to concerns about the impacts of cattle at the park, the City has established a subcommittee to study alternative fuel load reduction methods and the amount of fencing in the park. Restoration of the lakes and ephemeral streams continues. Several sections of the parks fire roads and trail were repaired this summer.

### **Park Capital Projects Plan**

- The Fairfield Aquatics Center project design is complete and construction documents are being prepared. Groundbreaking may occur before the end of 2007. The facility will reopen in late 2008 or early 2009.
- The Master Grading and Utility Plan for Cordelia Community park is nearly complete. The community has verified what recreational amenities they want in their community park and a Landscape Architect should be hired before the end of the year. Ground breaking is expected in 2008.
- The preferred conceptual plan for Dover Neighborhood Park will be presented to the Community Services Commission and City Council this spring. Groundbreaking is hoped to occur later this year.
- The development of Goldridge, Paradise Valley and Southbrook Neighborhood Parks are pending the identification for long-term park maintenance funding for these parks.
- The development of the Sports Complex project is tied to the processing of the redevelopment project Environmental Impact Report. Once the report is approved further design development of the Sports Complex can proceed.
- The renovation of Mankas Park was virtually completed.
- Play equipment at Laurel Creek Community Park will be replaced in early 2007. The 7 acres of undeveloped land at the park site will go through a design process, and construction of the additional park facilities is expected to start in 2009.
- Design development of the Teen Center project is underway. The center will likely be built in Tabor Park. Depending on various partnerships being formed it is hoped the project will break ground in 2008.
- Design development for the Dunnell Neighborhood Center is well underway. Groundbreaking will occur later in 2007 or early 2008.

**Facility Maintenance.** The City installed new play equipment at Dover Park and two locations within the Linear Trail Park this year. A new roof and building siding project were recently completed at the Senior Center. A new trellis at the center will be installed in 2007. The replacement of the Club Room Patio Room at the Community Center will soon start. A new roof is currently being applied to Center For Creative Arts.

**Habitat Conservation Plan.** Staff continued to work with Solano County Water Agency, Suisun City, Vallejo, Vacaville, the U.S. Fish and Wildlife Service and consultants to develop a Habitat Conservation Plan to guide the protection of endangered species. In 2002, a countywide habitat assessment identifying the number of species to include in the plan was prepared to guide recommendations for the plan. Preparation of an NCCP (state version of the plan) is still being considered, but it is more likely that a 2080.1 permit for incidental take of State listed species will be obtained in lieu of a NCCP. In December 2005, Version 2.1 of the draft HCP plan was released for review. The Fish and Wildlife Service is currently reviewing the most recent draft. Preparation of the EIR/EIS should begin in early 2007 after the Public Draft of the HCP is released in Early 2007.

**Tri City and County Cooperative Planning Group.** The City continues to actively participate in the Planning Group. During 2006, the Planning Group continued to help fund capital improvements, public access planning, education programs, and the preparation of a Master Plan for the Solano Land Trust properties acquired by the Solano Land Trust. The Cooperative Planning Group also sponsored its annual open space tour/event and provided input into the public access plan. The Cooperative Planning Group continued to monitor development in The Orchards project area of Hiddenbrooke.

## **CIRCULATION ELEMENT**

**Transit Programs (Fairfield/Suisun Transit).** Construction for the Red Top Road park-and-ride lot (400 at-grade spaces with a 4-bus bay transit component) was put on hold until several issues regarding construction could be resolved. Public Works staff continued to work to identify a location for a central (N. Texas Street) Transit Center (10-bus bay for local buses). In addition, the City continued preliminary design and track alignment for the Fairfield/Vacaville Train Station (SE corner of Peabody/Vanden).

**Jepson Parkway.** The City has been participating in the Working Group for the Jepson Parkway Project. A consultant for the Solano Transportation Authority has prepared an Environmental Impact Statement/Environmental Impact Report for this series of roadway improvements between Suisun, Fairfield, and Vacaville. Review is underway at CALTRANS Local Assistance. Issuance of the Draft EIS is anticipated for 2007.

**Manual Campos Expressway.** The last phase of the MCP connecting Dover Avenue to the North Texas/I-80 interchange started design in 2006 with an anticipated construction start in 2008/2009 along with modifications to the North Texas/I-80 interchange. Once all these projects are completed, there will exist, at a minimum, a two-lane connection between Peabody Road and

I-80. Future widenings of the MCP will occur as development proceeds in the Peabody/Walters Master Plan area.

**West Texas Street at Oliver Road.** CALTRANS has completed initial design for intersection improvements and a new sidewalk. Construction is anticipated to begin in 2007. CALTRANS is also completing the environmental documents and initial designs for new diamond lanes to be completed between Air Base Parkway and Cordelia.

## **PUBLIC FACILITIES AND SERVICES ELEMENT**

**Urban Water Management Plan.** The City is actively engaged in implementing its Urban Water Management Plan and other water conservation programs. The City continues to implement the 14 accepted best management water practices, including in-school education programs, irrigation water management plans, and residential water audits. The City also supports other regional programs.

**Reservoirs Update.** Construction of the 5-million-gallon South Cordelia Zone 1 Reservoir was completed in September 2005. The 16-million-gallon Eastridge Zone I Reservoir was completed in November 2005. The City initiated pre-design of the 4-million-gallon Red Top Zone 2 reservoir in 2000. In early 2005, Planning Commission unanimously denied approval of the negative declaration for the project. The project is currently on hold for an indeterminate period.

**Water Transmission Pipelines.** Preliminary design of a major east-west water transmission pipeline that will provide a second link to the Cordelia area began in 2003. Final alignment of the pipeline has been impacted by a number of recently planned or constructed projects including, but not limited to, the North Connector, SFPP pipeline and the Villages at Fairfield. The City will build the project in phases over an extended time period. The project will require coordination with a variety of local and state agencies along with acquisition of easements for construction outside existing or proposed rights-of-way. The first phases of construction could occur in 2007.

**Fairfield Police Training Facility and Indoor Firing Range.** Bids were opened on January 31, 2006. City Council decided on April 4, 2006 to let the contract.

**Cordelia Library.** The Cordelia Library opened in December 2006. The building includes the library itself, community meeting rooms, and offices/classrooms for the Solano County Board of Education.

## **URBAN DESIGN ELEMENT**

**Pride in Fairfield Program.** Established in 1996, this annual program recognizes and honors groups and projects that merit special citation for well-maintained properties. In 2006, the Program recognized 4 single-family homes, 1 group of single family homes, 2 home

“makeovers,” 2 “special recognition” (homes in challenged neighborhoods (Building Better Neighborhoods), 1 multifamily complex, 1 mobile home, and 1 commercial property.

**Fairfield Design Awards Program.** Established in 1976, this biannual program recognizes excellence in new development in Fairfield. Projects completed during 2004 and 2005 were eligible for recognition this year. The winning projects this year included the Solano County Government Center, the Pearl Theo Building, McInnis Corners, Park Crossing Apartments, Sutter Solano Medical Center, Bank of America Green Valley, and Siena.

**Fairfield Gateways Plan-Implementation Phase.** The City retained landscape architect David Gates and Associates to undertake further study of the City’s gateways. This phase will develop specific guidelines for three key gateways and provide a palette of materials and design elements for all of the city gateways. The City also retained Mr. Gates to undertake a study of pedestrian improvements for the West Texas Street corridor. This study was partially funded by a \$50,000 grant from the Solano Transportation Authority.

## **HEALTH AND SAFETY ELEMENT**

**Local Hazard Mitigation Plan.** The City of Fairfield adopted its Element of the Local Hazard Mitigation Plan for the Bay Area. The City of Fairfield provided information for use by ABAG in completing this plan.

## **ECONOMIC DEVELOPMENT ELEMENT**

**North Texas Street Programs.** Staff continues to work with North Texas Street merchants and the North Texas Street Business Improvement District (BID). Major BID projects completed in 2006 included the annual Chili Cook Off and an ongoing print/radio advertising program. The BID anticipates continuing these programs.

**Downtown Revitalization Programs.** The City and Redevelopment Agency continues to focus on revitalizing downtown Fairfield. The City continues to work with the developer to plan for another major redevelopment on Texas Street at Jefferson. This project will include new retail, office, and residential space. The Redevelopment Agency also assembled several parcels in the 1000 block of Texas Street (across from the Theater).

**City Marketing Campaign.** On July 17, 2005, Fairfield City Council adopted a comprehensive economic development strategy and implementation plan. To help implement the plan, staff hired marketing consultants e-Agency to develop a marketing communication strategy that included a new website targeting a business audience, marketing collateral materials, electronic newsletter, advertisements and a public relations program. Specific projects completed included the Fairfield candy bars; marketing sales folder and brochure; an electronic newsletter; advertisements in East Bay Business Times, Comstock Magazine, Business Xpansion Journal; and a new website launched September 2006, Fairfield4Business.com.

**Business Recruitment and Retention Programs.** Staff also continued to implement the City's business recruitment and retention programs. The Mayor's Roundtable, which included visits to major local employers, was initiated during 2006 to help retain current employers. The City also co-sponsored a "Retail Summit" to discuss ways in which Fairfield can remain attractive in an increasingly competitive retail development market. New employers attracted to Fairfield include Calbee Foods and Crystal Geysers. Copart is expanding its Fairfield office facility. Other major business recruitment successes included the opening of the Green Valley Executive Building, Kaiser's acquisition of property in Green Valley.

The City also provided assistance to small business, primarily through the Revolving Loan Fund. Eight (8) RLF Loans were issued in 2006: Pepperbelly's, Quiznos, Total School Solutions, Elan Medical, Carter's Real Estate Appraisals, Meineke Car Care Center, and Sol Del Peru

**Workforce Development.** Staff explored work force development initiative with UCD, Solano Community College, School Districts K-12, and Sacramento State University.

## **TRAVIS PROTECTION ELEMENT**

**Travis Community Consortium.** The City of Fairfield continued to participate in the Travis Community Consortium, a coalition whose active members include Solano County, Solano EDC, Solano College, Travis Unified School District, and the Travis Regional Armed Forces Committee. The Fairfield City Manager serves as the Chair of the TCC. The TCC extended the contract with Madison Government Affairs (MGA) to assist with the efforts to protect and enhance Travis AFB. Activities of the TCC and MGA included continued support for military construction funding, and housing privatization.