

2023 ANNUAL PROGRESS REPORT ON THE GENERAL PLAN

JANUARY 1, 2023, THROUGH
DECEMBER 31, 2023

City of Fairfield
1000 Webster Street
Fairfield, CA 94533
fairfield.ca.gov



INTRODUCTION AND PURPOSE OF THE ANNUAL PROGRESS REPORT

California Government Code Section 65400(b) requires all jurisdictions to submit Annual Progress Reports (Annual Reports) summarizing the implementation of their General Plans. The City of Fairfield's (City or Fairfield) existing General Plan (Plan) represents the City's vision for growth and development over a 30-year period. The Plan identifies the location of land uses and desired population and building densities throughout the community. The Plan contains goals and objectives relating to housing, transportation, safety, open space and conservation, economic development, and urban design. Policies and implementation programs dictate how the City will meet its planning goals.

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 regional housing needs. The report is divided into topic areas based on the City's General Plan Elements. This is the 22nd Annual Report prepared by the Community Development Department since the 2002 General Plan Update, and is available online at the City's website at www.fairfield.ca.gov under "Community Development Department." For further information or additional copies of this report, please contact:

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GENERAL PLAN UPDATE

This Annual Report was prepared in 2024 based on the General Plan Implementation Program of the 2002 General Plan. The City is currently updating its General Plan, which is estimated to be completed in late 2024. This will be the first comprehensive General Plan Update since 1992.

DEVELOPMENT IN 2023

Key projects approved, under construction, and/or completed in 2023 include:

Approved

460 Union
Arrive Fairfield
Aurora
Aviatrix
Great Jones Multifamily
Green Valley 3
Paradise Gardens

Under Construction

International Bird Rescue
Monte Verde
Parkside Flats
Raising Canes
StorQuest
Valley Strong
Villages of Fairfield

Completed

BMW Dealership
Fair Haven Commons
One Lake Family Apartments

LAND USE ELEMENT

Heart of Fairfield Specific Plan. In 2017, the City Council adopted the Heart of Fairfield Plan for Downtown Fairfield, which includes both the traditional downtown area and West Texas Street corridor. Specific activities initiated or completed in 2023 include:

- City oversight of the Fairfield Farmers Market, Tomato and Vine Festival, 4th of July and Veterans Day Parades, and Holiday Tree Lighting; and

- Three façade improvements funded by the “Revitalization and Enhancement Assistance Program” (REAP) Façade Improvement Program; and

Pre-Annexation of Islands of Unincorporated Land. The City approved a pre-annexation agreement between Fairfield and Meadow Creek Group, LLC for six parcels or islands of unincorporated land totaling 1.64 acres.

Train Station Specific Plan. The City Council adopted the Train Station Specific Plan in July 2011. The Specific Plan envisions parks, schools, open space, commercial, industrial, residential, and office land uses arranged in neighborhoods, including a “transit village” near the Train Station. In 2023, the City Council approved a Master Planned Unit Development Permit (MPUD) for Planning Area 1, approved the concept of a residential area with low-, medium-, and high-density residential uses and parks. Aviatrix, a 346-unit multi-family project, obtained planning entitlements. An MPUD for Planning Area 6 was approved, which plans for significant industrial development and open space and conservation uses. Conceptual design planning commenced for Matt Garcia Community Park in Planning Area 7, and subdivision final maps were approved for Planning Area 5.

Zoning Ordinance Cleanup. Staff updated the Zoning Ordinance and Zoning Map to comply with Senate Bill 9, adjust land use regulations and development standards in alignment with the Heart of Fairfield Specific Plan, adjust permit requirement thresholds for Heart of Fairfield Plan Zoning Districts, create new definitions, and correct and clarify language.

HOUSING ELEMENT

New Construction. Active housing construction continued throughout 2023, with residential development focused primarily in northeast Fairfield and Cordelia. The One Lake, Monte Verde, and Villages at Fairfield communities continued to see building permits issued throughout 2023. The City issued building permits for 532 housing units in 2023, including 11 ADUs.

Table 1 summarizes the City’s progress in meeting the Regional Housing Need Allocation (RHNA) assigned by the California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments. RHNA numbers do not represent a requirement to build affordable housing if resources to support construction are not available and market conditions limit the ability of the City or private entities to build lower cost housing.

Table 1 reports new construction or building permits that have been issued in 2023. City housing policies continue to emphasize preserving housing affordability through rehabilitation loans, first-time homebuyer programs, and mortgage credit certificates. These programs have enabled lower-income households to purchase homes in market priced residential neighborhoods. In addition, short sales and foreclosure sales continued to provide opportunities for lower and moderate-income households with credit and down payments.

Table 1. 6th Cycle Regional Housing Need Allocation (RHNA) Progress from June 30, 2022, through December 31, 2023

Year	Income Level				<i>Total</i>
	Very Low	Low	Moderate	Above Moderate	
Projected Need 2023-2031	792	464	539	1,274	<i>3,069</i>
Units Built 2014-2022	36	139	45	456	676

Remaining Need	756	325	494	818	2,393
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Sources: "Projected Need" is the Regional Housing Need Allocation assigned through Association of Bay Area Governments and Solano County Subregional Group. New construction data provided by City of Fairfield Building Division. The remaining need is the sum total of the remaining need under each income level column.

State Housing Element Annual Progress Report. The State of California also requires the City to submit a comprehensive digital report, the Housing Element Annual Progress Report, which includes all housing entitlement applications, permits issued, permits finalized, income levels for each entitlement or building permit, funding sources for affordable housing projects, and compliance with State permit streamlining mandates. This full report is available on the Community Development Department webpage. Table 2 summarizes key information from the Housing Element Annual Progress Report.

Table 2. 2023 Annual Progress Report Summary Sheet

Building Permits Issued by Affordability Summary				
Income Level			Current Year	
Very Low	Deed Restricted		34	
	Non-Deed Restricted		2	
Low	Deed Restricted		137	
	Non-Deed Restricted		2	
Moderate	Deed Restricted		0	
	Non-Deed Restricted		14	
Above Moderate			343	
Total Units			532	
<i>Note: Units serving extremely low-income households are included in the very low-income permitted units totals</i>				
Units by Structure Type		Entitled	Permitted	Completed
Single-family Attached		0	0	0
Single-family Detached		16	342	344
2 to 4 units per structure		4	0	7
5+ units per structure		962	168	258
Accessory Dwelling Unit		26	22	12
Mobile/Manufactured Home		0	0	0
Total		1008	532	621
Infill Housing Developments and Infill Units Permitted			# of Projects	Units
Indicated as Infill			24	194
Not Indicated as Infill			338	338
Housing Applications Summary				
Total Housing Applications Submitted:				30
Number of Proposed Units in All Applications Received:				458
Total Housing Units Approved:				458
Total Housing Units Disapproved:				0
Use of SB 35 Streamlining Provisions - Applications				
Number of SB 35 Streamlining Applications				0
Number of SB 35 Streamlining Applications Approved				0
Units Constructed - SB 35 Streamlining Permits				
Income	Rental	Ownership	Total	
Very Low	0	0	0	

Income	Rental	Ownership	Total
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0
Streamlining Provisions Used - Permitted Units		# of Projects	Units
SB 9 (2021) - Duplex in SF Zone		0	0
SB 9 (2021) - Residential Lot Split		0	0
AB 2011 (2022)		0	0
SB 6 (2022)		0	0
SB 35 (2017)		0	0
Ministerial and Discretionary Applications		# of Applications	Units
Ministerial		7	7
Discretionary		10	438
Density Bonus Applications and Units Permitted			
Number of Applications Submitted Requesting a Density Bonus			0
Number of Units in Applications Submitted Requesting a Density Bonus			0
Number of Projects Permitted with a Density Bonus			0
Number of Units in Projects Permitted with a Density Bonus			0
Housing Element Programs Implemented and Sites Rezoned		Count	
Programs Implemented		17	
Sites Rezoned to Accommodate the RHNA		0	

HOME Tenant Based Rental Assistance (TBRA) Program. The Fairfield Housing Authority (FHA) administered the Tenant Based Rental Assistance (TBRA) program for 7 months in 2023. This program assisted households afford the rising cost of market-rate rental units. Assistance included housing subsidies, security deposits, and utility assistance. Levels of subsidy varied based on income, household composition, and need. The TBRA program was placed under a temporary moratorium while the State of California Housing Community Development Department (HCD) was under review by the US Department of Housing and Urban Development (HUD). The TBRA program will continue in 2024 to provide subsidies to residents who are either homeless or at risk of homelessness with incomes no greater than 30% Area Median Income (AMI).

Housing Rehabilitation Assistance. Housing Rehabilitation Program loans and grants are targeted to low-income (single-family) and low- and very low-income (multifamily) households. In 2023, approximately six homes were funded and rehabilitated via Community Development Block Grant program funds.

Housing Successor Agency. As required by state law (Senate Bill 341), the Fairfield Housing Successor Agency prepared an Annual Report, which was presented to the City Council. Construction of 72 units was completed on one successor agency property, one property was disposed of, and construction began on two successor agency properties that will lead to 171 multifamily and single-family units.

HUD Housing Choice Voucher Program (HCV). The Housing Choice Voucher (HCV) program provides rental assistance to low-income families. Program assistance is provided on behalf of the participant's family. Each family is responsible for locating their own housing, which promotes "housing choice" and encourages economic mobility. In 2023, the FHA received funding to administer 894 HCVs, increased its payment standards, completed the SEMAP assessment with a passing score, moved into new office space, completed several waitlist pulls to try and house low-income residents, and helped recommend and processed vouchers to lease up a newly constructed 72 unit project with 51 Project Based Section 8 Vouchers. The HCV Program has also partnered with three other affordable housing developments to create 56 Project-Based and Vash Voucher units available to Fairfield households.

Emergency Shelter. The City Council extended the terms of two current memorandums of understanding between the City of Fairfield and Shelter Solano, Inc. for the provision of 25 emergency shelter beds. The Samoa Homeless Shelter and Site Utilities Project was completed. The City established a Safe Parking Program to provide safe spaces for unhoused people living in vehicles. The program will offer permits to safe parking host sites throughout the City to ensure the safety and wellbeing of individuals using their vehicles as shelter and to adopt performance standards and permitting guidelines for the safe parking host sites.

OPEN SPACE, CONSERVATION AND RECREATION ELEMENT

Joint Use Agreement. Since 1989, the City and Fairfield-Suisun Unified School District have held continuous joint use agreements to expand access to public facilities and recreation services. The City Council approved a five-year joint use agreement in June 2023 to continue this partnership.

Parks, Recreation, and Open Space Master Plan. In January 2023, the City initiated the Parks, Recreation, and Open Space Master Plan (PROS Plan) to take stock and plan for an enhanced, financially sustainable parks and open space system for years to come. Over the last year, City staff conducted assessments and analyses to understand the parks system better and identify the current needs and gaps in services. Staff solicited feedback from stakeholders through stakeholder meetings, pop-up events, a community-wide workshop and two online surveys. The project will culminate in the development of a PROS Plan, which will consist of parks, maintenance, and programming recommendations and an action plan with phasing.

Special Events. The Parks and Recreation Department holds special events year-round to serve the community, create a sense of place and activate public spaces. In 2023, the Parks and Recreation Department held a variety of special events at city parks and facilities, including:

- Luck O' the Irish Dinner
- Stride & Ride
- Dog Daze at Allen Witt Dog Park
- Hike and Write
- Spring Dinner
- Junk in the Trunk
- Trucks of the Trade
- A Music in Time Show & Luncheon
- Art Reception and Poetry Reading
- Summer Music Series
- Summer Movies and Food Trucks
- 2nd Planet Concert
- Helios Concert
- Spooktacular Karaoke Luncheon
- Bobbing for Pumpkins
- Fall Harvest Dinner
- Holiday Luncheon
- Holiday Craft and Gift Fair

CIRCULATION ELEMENT

Comprehensive Operational Analysis of FAST Local and Paratransit Services. The development of the Comprehensive Operational Analysis of FAST local and paratransit services progressed and was amended to expand the original scope of work.

FAST Zero Emission Bus Rollout Plan. The City Council approved its FAST Zero Emission Bus (ZEB) Rollout Plan in accordance with the California Air Resources Board's 2019 Innovative Clean Transit regulations.

Grant to Fund Electric Infrastructure Upgrades at the City's Corporation Yard. The City accepted a grant allocation from the Green House Gas Reduction Fund of approximately \$450,000 to fund the design, engineering, and construction of electrical infrastructure upgrades at the City's Corporation Yard.

HAWK Signals Project. In 2023, the City entered into a contract to construct the HSIP Cycle 9 High-Intensity Activated Crosswalk (HAWK) Signals project. Work began in December 2023. HAWK Signals were selected to mitigate crash patterns at five intersections to control speeding and decrease ambiguity of the right-of-way priority between motorists, pedestrians, and bicyclists. The project is projected to reduce pedestrian and bicycle related crashes by approximately 55%.

Impaired Driving Enforcement. The California Highway Patrol awarded approximately \$200,000 to the City through the Cannabis Tax Fund Grant Program to fund several impaired driving enforcement operations and safety presentations between July 2023 and June 2024.

Red Top Road Widening Improvements Project. In 2023, the Albert D. Seeno Construction Company began construction to widen and rehabilitate Red Top Road between Havenhill Road and Interstate 80, transforming it into an updated, four-lane arterial street. The design and construction of the project is being completed through a development agreement between the City and the developer. Widening improvements will include adding two additional vehicle lanes on the south side of Red Top Road, with a dedicated eastbound, left-turn pocket into the new Enclave subdivision. Improvements will include a six-foot-wide buffered bicycle lane.

Subdivision Improvements. Subdivision improvements were completed for four subdivisions, including Goldhill Village and the Villages at Fairfield, meeting infrastructure needs generated by these new subdivision developments. Two new subdivision improvement agreements were authorized for entitled subdivisions, including Canon Station and Brighton Place.

PUBLIC FACILITIES AND SERVICES ELEMENT

Chapter 12, Article XIII. Protection of Critical Infrastructure, Wildfire and Flood Risk Areas.

Acknowledging that destruction of and interference with infrastructure is critical to the provision of public services such as law enforcement, fire prevention, and transportation; the City Council passed Ordinance No. 2023-09 in July 2023 to prohibit accumulating debris or personal items caused by camping in, on, or near critical infrastructure, wildfire and flood risk areas, and youth-serving facilities.

Water Master Plan Update. The City launched and advanced a Water Master Plan Update in 2023 to evaluate the current system, plan for future water needs, and provide a framework for decision-making. As part of the Water Master Plan Update, staff launched a public outreach campaign, identified current reliable treatment capacity, completed inspections at treatment plants and facilities, and selected water system design criteria.

Fire and Police Facility Improvements. The City authorized and completed facility improvements in 2023. Seeking to provide a state-of-the-art training facility that benefits the Fairfield Police Department, community, and regional partnerships, the City Council authorized the purchase of technology upgrades for the Police Department Art Koch range and Training Facility, which benefits regional law enforcement across the greater Bay Area. The City also completed Fire Station 35 alterations and a Fire Station 40 door replacement project.

Vanden Road Utility Extension. The City Council approved an improvement agreement with One Lake Holding, LLC to install and construct utilities within Vanden Road, including extending potable water, non-potable water, sanitary sewer, and storm drain improvements in May 2023.

Software. To reduce crime and stolen vehicles, the City Council authorized a five-year software agreement with Flock Safety for license plate reading products in June 2023. The City Council also authorized the purchase of cybersecurity hardware and software from ePlus, Inc. for cybersecurity hardware and software to protect the City's computer systems in June 2023.

North Bay Regional Water Treatment Plan Chiller Replacement for O-Zone Generator. In September 2023, the North Bay Regional Water Treatment Plan Chiller Replacement for O-Zone Generator project was completed. The project removed and replaced a 40-ton chiller at the North Bay Regional Water Treatment Plant.

ECONOMIC DEVELOPMENT ELEMENT

Economic Development Strategic Plan. In 2023, the Economic Development Division continued to implement its Economic Development Strategic Plan. The plan provides three strategic "roadmaps" to promote new brand identities and attract businesses in targeted industry clusters.

The Heart of Fairfield Downtown Roadmap focuses on the transformation of the downtown into a destination branded as Fairfield’s Food and Arts District. The Business and Industrial Parks Roadmap recommends promotion of our parks as the North Bay’s emerging business and industry hub. The Marketing and Business Attraction Roadmap outlines a multi-faceted marketing strategy to support the promotion of the new identities for the downtown and business and industrial parks. In order to assist with the tasks outlined in the plan, the Economic Development Division retains J Stokes & Associates, a Bay Area marketing and social media firm.

Heart of Fairfield Plan. The Economic Development Team is continuing to contribute toward the overall goals of the Heart of Fairfield plan by implementing the tasks of the Heart of Fairfield Roadmap. This work includes the successful promotion of the downtown Revitalization and Enhancement Assistance Program (REAP) to three downtown buildings, a partnership with the police department to host downtown Business Watch meetings, a downtown monthly newsletter called Downtown Pulse, and a series of special events including a weekly farmer’s market, Tomato and Vine, MAYkers Market, Blues, Brews, and BBQ; Independence Day Parade and Veteran’s Day Parade. In February 2023, the REAP program was strengthened to allow for an increased grant amount to support catalyst projects and establish a low-interest loan program for equipment financing.

Business Recruitment and Retention Programs. In 2023, Economic Development Division staff continued to implement the City’s business recruitment and retention programs. Through the Economic Development Strategic Plan, staff marketed to target industries, networked with brokers and property owners, responded to leads and inquiries with marketing and property information; prepared recruitment mailings, calls, and visits; and arranged business retention visits to existing employers.

Fairfield Auto Mall. Attraction efforts brought a new BMW Dealership and Volkswagen Dealership to Fairfield Auto mall. The new BMW Dealership completed construction and opened in spring 2023. The new Volkswagen completed façade and showroom improvements and opened in winter 2023.

TRAVIS PROTECTION ELEMENT

Enhanced Use Lease Area Program. City staff continued discussions with the Travis Air Force Base regarding potential uses on 75 acres of vacant property on-base near Vanden High School. This land is expected to be part of the Enhanced Use Lease Area (EULA) program.

Travis Community Consortium. The Travis Community Consortium (TCC) is a coalition whose active members include the Cities of Benicia, Dixon, Fairfield, Suisun City, Rio Vista, Vacaville, and Vallejo, as well as Solano County, Solano EDC, Travis Credit Union, and the Travis Regional Armed Forces Committee. The purpose of the TCC is to support efforts that enhance the military value of Travis Air Force Base and secure the base against future rounds of Base Realignments and Closures (BRAC) or other movements detrimental to the installation and local community, such as sequestration. The protection and enhancement of operations for Travis Air Force Base have long been a City priority because of the economic benefit to the community, currently estimated at approximately \$1.7 billion.

Solano EDC continued to provide staffing to the TCC in 2023. The TCC focused on the retention of existing assets (C-5, C-17) and missions, and supporting new assets such as the KC-46. With unpredictable base cuts due to periodic and ongoing sequestration, the TCC focused on preserving these missions by engaging with key leadership at Travis Air Force Base, the Pentagon, Capitol Hill, and the Air Mobility Command. The TCC also continued to support federal representatives to preserve Travis's existing aircraft, including technology upgrades and ongoing maintenance funding.

Travis Regional Resiliency Report. In 2022, the City was rewarded a Department of Defense grant funding a resiliency study examining the region's critical infrastructure supporting Travis Air Force Base. In 2023, a regional, multi-agency team, including Fairfield, conducted a series of stakeholder interviews and held a collaborative workshop to solicit input on infrastructure project planning. Five infrastructure projects that enhance the mission assurance of Travis Air Force Base and increase the resilience of the region were identified through these engagement efforts. The project concepts were refined and scoped in fall and winter 2023. The resiliency study is projected to be completed in Spring 2024.