



# Chapter 1

# Introduction



The General Plan Update establishes a community-based vision for growth and development for the City of Fairfield through 2050. This chapter presents the City's Vision and Guiding Principles and introduces the General Plan (or Plan) and its purpose, use, and policy framework. It also outlines the process for amending and updating the Plan to adapt to changing circumstances.

The Plan presents a vital policy framework with various strategies guiding future growth. Comprehensive and forward-looking, the Plan reflects the collective community aspirations for the future of the city. Consequently, the City aspires for all decisions related to Fairfield's growth, management, and physical development—ranging from transportation and park plans to facility and specific plans, development regulations and fee programs, and more—to align with the Plan's vision and objectives.



## 1.1. Scope and Purpose of the General Plan

### PURPOSE AND SCOPE

Mandated by California law, the Plan addresses various aspects such as land use, transportation, housing, open space, conservation, safety, noise, and environmental justice, both presently and in the future.

### GENERAL PLAN UPDATE PROCESS

Fairfield's current General Plan was last comprehensively updated in 2002, with amendments made periodically since then. Significant changes have transformed the city and the region since then, and the emergence of new opportunities, challenges, and approaches necessitate an update. This Plan represents a comprehensive reexamination and update of Fairfield's planning context. The General Plan process involved four phases:

- **Phase 1, Visioning and Background**, identified issues and opportunities that the updated Plan should address. This phase concluded with the establishment of the Vision and Guiding Principles, a document that reflects Fairfield's shared values and future aspirations.

- **Phase 2, Alternatives**, explored various options for realizing the community's vision, incorporating input from community members and decision-makers. Stakeholders evaluated different land use and circulation concepts, leading to the selection of a preferred plan concept.
- **Phase 3, Policy and Document Development**, involved creating a draft plan based on the approved vision and concept from the earlier phases, along with completing an environmental review.
- **Phase 4, Public Review**, solicited public input on the draft documents and included formal hearings before the Planning Commission and City Council, culminating in the adoption of the Plan Update.

Extensive and robust community engagement was foundational to development of Fairfield's Plan. Through workshops, meetings, stakeholder interviews, open houses, educational forums, surveys, and online platforms such as the project's dedicated website, videos, and newsletters, these initiatives engaged several thousand stakeholders. With assistance from a local community engagement partner specializing in diversity outreach, focused efforts engaged Fairfield's monolingual Spanish- and Tagalog-speaking communities through in-person events, targeted Facebook ads, and other channels of communication. The team also interviewed five groups that serve or represent Fairfield's environmental justice communities, or those most affected by socioeconomic or pollution burdens in the city.



A General Plan Advisory Committee (GPAC), appointed by the City Council and consisting of a representative group of community members, worked closely with City staff and the consultant team over ten meetings to provide input and direction throughout the process. Meetings were open to the public, with community members participating at several meetings.

The Planning Commission and the City Council provided guidance at pivotal stages, particularly during the Alternatives phase. Through the approval and adoption of this Plan, the City Council endorses and embraces the community-based Vision and Guiding Principles.

## PLANNING CONTEXT

Fairfield is located in central Solano County, midway between Sacramento and San Francisco. One of the most diverse cities in the nation, the City of Fairfield is a vibrant community of approximately 120,340 people as of 2024. Over the past few decades, and especially during the COVID-19 pandemic, families have flocked to Fairfield for affordable housing, good schools, and proximity to mountains and natural resources like Suisun Valley and the Suisun Marsh. Despite population growth leveling off after the pandemic, Fairfield grew the fastest out of the 15 most populous Bay Area cities from 2010 to 2020.



Fairfield fosters robust commerce and thriving businesses. Major employers include Jelly Belly, Anheuser-Busch, Clorox, various healthcare employers, and the Fairfield-Suisun Unified School District. The city is also home to Travis Air Force Base (TAFB), which is located four miles east of downtown. Known as the “Gateway to the Pacific,” TAFB manages more cargo and passenger traffic through its airport than any other military air terminal in the United States.

To continue flourishing, Fairfield must remain focused on ensuring the availability of a variety of housing at affordable prices and for all types of families and residents. For existing and new communities, Fairfield must provide and maintain public services and amenities that support a high quality of life in all Fairfield neighborhoods. Future growth will need to balance economic development goals, support environmental and agricultural preservation in the surrounding county, and strengthen the city’s community identity and sense of place.

## REGIONAL LOCATION

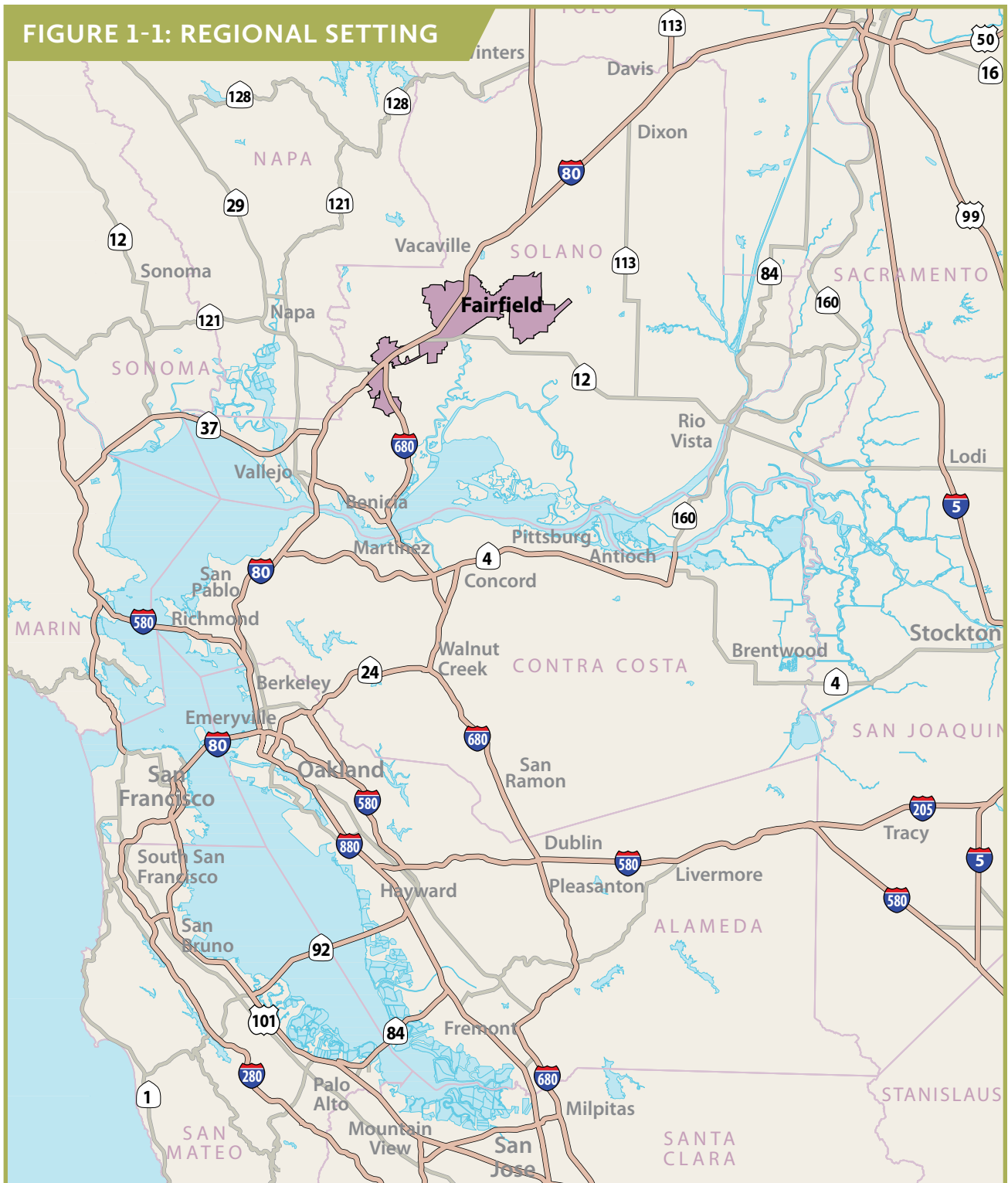
Fairfield is located in central Solano County in the San Francisco Bay Area along the California Coastal Ranges, just north of Suisun Bay and Suisun Marsh. The city is located at strategic transportation crossroads at the convergence of interstates 680 and 80 (I-680 and I-80), two of the Bay Area’s largest freeways, and at a mid-point between Sacramento and San Francisco (each 45 miles away). Fairfield also provides the eastern gateway to Napa Valley, which lies 15 miles to the west and is easily accessed via State Route 12 (SR-12). Fairfield is accessible via various modes of public transportation, including Fairfield and Suisun Transit (FAST) and Solano Express bus lines, and two Capital Corridor train stations that connect Fairfield to Auburn and San Jose via Sacramento and Oakland.

Undeveloped hills surround the city at its western and northern borders. To its east and northeast are grazing and prairie grasslands. To the south, beyond the neighboring city of Suisun City, is the largest remaining wetland around San Francisco Bay, the Suisun Marsh. The Suisun Valley, one of the county's unique agricultural regions recognized for its quality wine grapes and other produce, adjoins Fairfield and separates the central city from the Cordelia planning area. **Figure 1-1** depicts this regional setting.

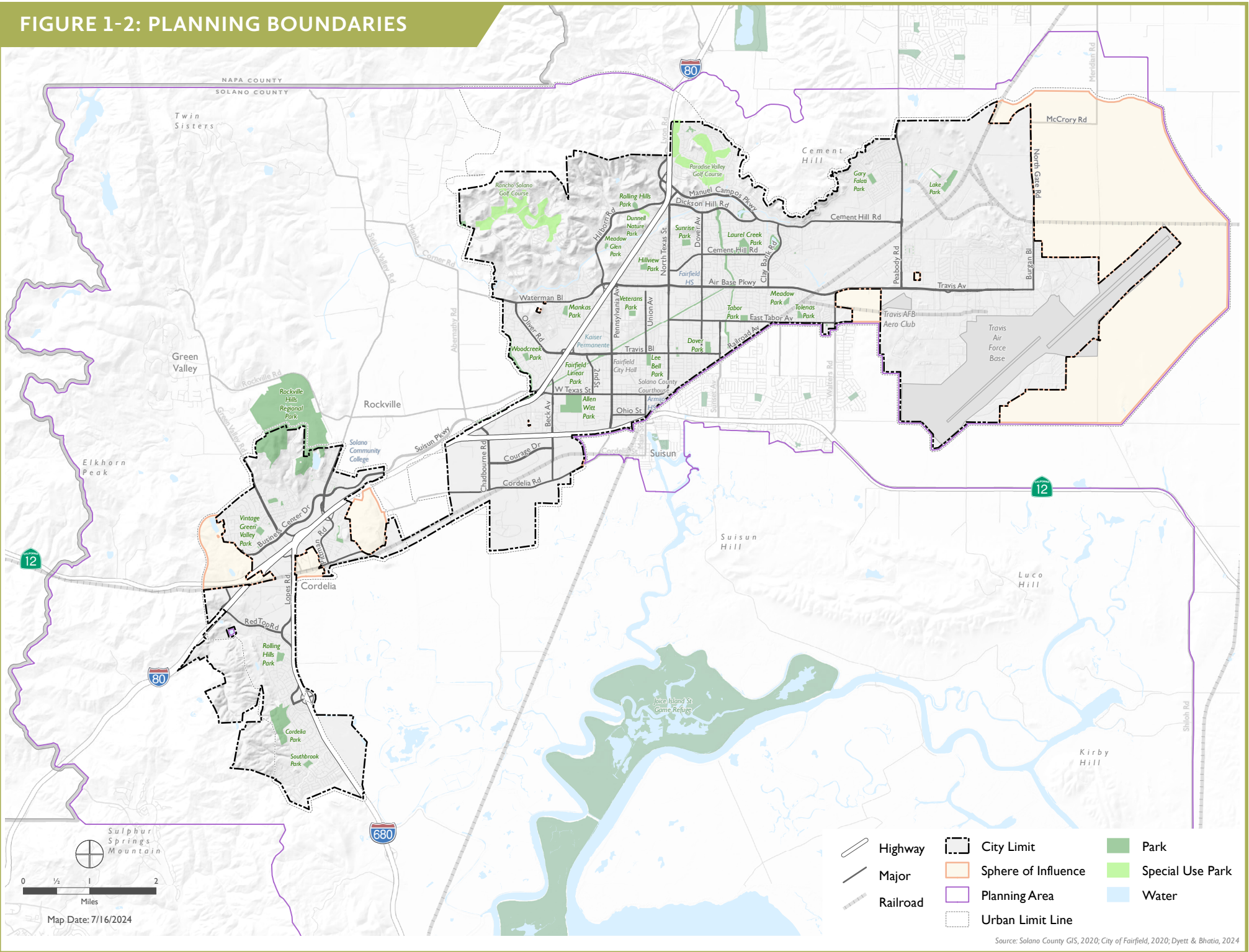
### PLANNING BOUNDARIES

The General Plan Planning Area (Planning Area), as shown in **Figure 1-2**, is defined as the land area addressed by the Plan. The Planning Area encompasses 278 square miles, including the City of Fairfield (approximately 41 square miles) and its Sphere of Influence (SOI) (approximately 11 square miles). The Planning Area is generally coterminous with city boundaries, but includes a handful of areas surrounding the city limits, particularly around the northeast area adjacent to Travis Air Force Base.

The Solano County Local Agency Formation Commission (LAFCO) has authority in defining Fairfield's SOI and acts on annexations and approval of service contracts outside city limits. The purpose of the SOI is to ensure the provision of efficient services by preventing overlapping jurisdictions and duplication of services.



**FIGURE 1-2: PLANNING BOUNDARIES**



Source: Solano County GIS, 2020; City of Fairfield, 2020; Dyett & Bhatia, 2024



A primary LAFCO goal is to discourage urban sprawl and the premature conversion of agricultural and open space lands. LAFCOs cannot tell agencies what their planning goals should be, but on a regional level, LAFCOs help coordinate the orderly development of a community to ensure the most efficient urban service arrangements for the benefit of area residents and property owners.

The Planning Area also includes the surrounding unincorporated areas of Green Valley, as well as Suisun Valley and the Suisun Marsh Protection Plan area (225 square miles). Although Fairfield does not have jurisdiction in areas outside of its city limits, those areas bear a relation to the city's planning and the Plan must consider them per California Government Code Section 65300. The Planning Area is bounded by Napa County, the Vacaville mountains, and Cement Hill grazing lands to the north; the Travis Reserve and unincorporated Solano County to the east; the City of Suisun, the Union Pacific Railroad tracks, the Suisun Marsh, and I-680 in the southern portion; and unincorporated Solano County open space to the west.

## 1.2. General Plan Organization

### PLAN ORGANIZATION

The 2050 General Plan addresses all state-mandated topics as well as additional topics of local importance. Chapters include the following:

- **Chapter 1: Introduction.** This chapter outlines Fairfield's vision and guiding principles for its growth and development, provides a basic context for the Plan Planning Area, and covers the Plan's purpose, relationships to other plans, organization, and requirements for administration.
- **Chapter 2: Land Use and Urban Design Element.** This element describes the existing land use pattern and provides an explanation of the Plan's approach to citywide growth. The land use portion of this chapter is a requirement of State law, while the urban design portion is an optional topic.
- **Chapter 3: Travis Protection Element.** This element ensures continued compatibility between the City of Fairfield and TAFB, including land use compatibility, support for military readiness activities, and minimization of hazards. This element meets the State requirements for the Land Use element topic of military compatibility.
- **Chapter 4: Circulation Element.** This element includes policies and standards that seek to maintain safe and efficient circulation for all modes of travel. It identifies street improvements and addresses walking, biking, transit, and parking to support a multi-modal circulation system. This element is a State requirement.
- **Chapter 5: Public Facilities and Services Element.** This element contains background information, goals, and policies related to police and fire services, schools, community facilities and libraries, parks and recreation, water supply and demand, and public utilities. The public safety portion of this element is a State requirement, while the public services portion is an optional topic.
- **Chapter 6: Open Space, Conservation, and Recreation Element.** This element includes background information and policies relating to resource conservation, environmental protection, open space, and recreational resources. It provides a framework for the permanent preservation and management of public open space lands, natural resources, and the enhancement of community recreational opportunities. This element meets the State requirements for Open Space and Conservation elements.

- **Chapter 7: Sustainability Element.** This element provides an overview of existing and future efforts that the City will take to improve sustainability and mitigate the effects of climate change. The Sustainability Element includes information and policies on greenhouse gas reduction, adaptation to climate change, and conservation of resources. This element is not a State requirement but supplements the discussion of required topics including water quality and supply, waste, and air quality.
- **Chapter 8: Health and Safety Element.** This element addresses both natural and human made hazards in the Planning Area, as well as emergency preparedness and response to hazards. This element fulfills the State requirements for a Noise element and a Safety element.
- **Chapter 9: Environmental Justice and Public Health Element.** This element presents background information and policies related to environmental, economic, and social factors that influence people's health and well-being. Topics include pollution exposure, access to healthy food and housing, and access to public facilities and civic engagement. This element satisfies the requirement for cities and counties with identified disadvantaged communities to create an Environmental Justice Element.
- **Chapter 10: Economic Development Element.** This element provides an overview of the population and employment context in Fairfield, and outlines goals and policies to support economic development. This is an optional element not required by State law.

### POLICY STRUCTURE

Each chapter of the Plan includes background information to establish context for policies in the chapter. This background information is followed by guiding policies and implementing policies:

- **Guiding Policies** are the City's statements of its goals and philosophies. They describe the general desired results the community seeks to create through implementation of the Plan.
- **Implementing Policies** are specific statements that regulate activities in the city, guide decision-making on an ongoing basis and direct implementing actions to achieve the intent of a guiding policy. Implementing policies guide City staff and the Planning Commission in their review of land development projects and in decision-making.

Together, these guiding and implementing policies provide guidance for development review, infrastructure planning, community facilities and services, and protection for the city's resources by establishing planning requirements, programs, standards, and criteria for project review. Specific actions tied to each implementing policy are included in an appendix. Explanatory material or commentary accompanies some policies. The use of "should" or "would" indicates that a statement is advisory, not binding; the appropriate departments will refine details as they implement the Plan. When more than one chapter addresses the same topic, it provides a cross-reference to other sections.

**2. PROMOTE A VARIETY OF HOUSING TYPES TO SERVE THE DIVERSE NEEDS OF THE COMMUNITY AND STIMULATE INVESTMENT.**

**TP-2.1. Residential Densities.** Require residential development to be consistent with the density ranges included in the General Plan.



### 1.3. Vision for the Future

#### VISION STATEMENT

Fairfield builds upon its strengths—a charming downtown, thriving and diverse neighborhoods, economic assets, and inviting and attractive natural surroundings and agricultural and ecological riches—to blossom into a complete, vibrant city, a place renowned for walkable, affordable, and pleasant neighborhoods with ample open space amenities; economic prosperity and opportunity; social stability and equity; and cultural, entertainment and recreation possibilities.

Fairfield has evolved into a distinctive Bay Area community, renowned for its setting amidst productive agricultural land, open space, and intact natural areas such as the Suisun Marsh, the largest contiguous brackish (a mixture of fresh and sea water) wetland in the western United States, a point of pride for residents and an attractive destination for visitors to spend a few days. Fairfield revitalizes its downtown and arterial corridors into community-centered spines, offering enjoyable activities and spaces to spend time. Neighborhoods provide the full spectrum of housing options to meet the needs of all residents, and walkable and bikeable connections integrate communities with places to meet people's daily needs for education, work, shopping, recreation and entertainment, enjoyment of nature, safe parks and green space, and relaxation.

The city's competitive, dynamic, and forward-thinking business environment and strategic regional location at the crossroads of I-680 and I-80 and at the mid-point between the Bay Area and Sacramento metropolitan regions supports economic opportunity. Fairfield builds on its existing strengths, such as food and advanced manufacturing, logistics and distribution, healthcare, and military industry, and lays the groundwork for the future economy through investments in infrastructure, job training, and education. The city continues its support for the mission of Travis Air Force Base, which remains a major driver of local economic activity. Small and community-oriented businesses enrich downtown Fairfield and the North and West Texas Street corridors with a unique atmosphere and experience.



## GUIDING PRINCIPLES

### 1 Foster Fairfield as a community of vibrant, diverse, connected neighborhoods, with easy access to shopping, entertainment, and recreation.

Fairfield's future growth will see a new focus on strategic infill development with limited outward expansion, emphasizing development in existing job centers, and enhancing neighborhoods with everyday amenities within easy distances.

- Encourage a mix of uses including flexible office space, retail, neighborhood grocery stores, coffee shops, childcare, dining and entertainment, and other compatible uses mixed with housing to create enjoyable, complete neighborhoods.
- Focus development in areas where city infrastructure and services, such as sewers, roads, and fire protection, already exist to promote sustainable growth patterns.
- Strategically add smaller parks, such as tot lots or pocket parks, within neighborhoods across the city to provide more park space that is accessible by walking.
- Designate land use intensities that stimulate investment, while ensuring that development scale and design are appropriate to neighborhood context and contribute to Fairfield's visual identity.

### 2 Improve Fairfield's transportation network with safe and connected walking and biking facilities, accessible and reliable public transit, and new transportation technology.

Many of Fairfield's streets and neighborhoods are primarily auto-oriented, requiring residents and visitors to travel by car to reach most destinations. In the future, Fairfield will increase travel options across the city to ensure roadway safety, promote sustainability, ensure access to resources for those who do not drive, and create lively, pedestrian-scale streetscapes. Fairfield will also plan ahead for new transportation technologies, such as electric vehicle charging, autonomous vehicles, and other changes.

- Design complete streets to accommodate a variety of transportation modes and prioritize convenient and comfortable walking, biking, and transit access to key destinations such as schools, employment centers, commercial areas, parks, and medical services.

- Enhance connectivity across the city and to other surrounding areas by completing trails (such as the Linear Park Trail), creating new paths, and strengthening neighborhood links to transportation hubs, such as the train station or transportation center.
- Integrate new transportation technologies, such as automated driving and electric vehicles, and intelligent transportation systems (ITS) that move people safely and goods efficiently to and from their destinations.





### 3 Achieve a resilient, dynamic, and competitive local economy that offers opportunities across the economic spectrum.

Fairfield's location adjacent to prime agricultural land and open space, as well as major transport connections along the Capital Corridor has made the city an attractive place for businesses over the years. The Plan will promote economic resilience in Fairfield by building on its existing economic strengths and diversifying into other industries that are a good fit.

- Promote economic resilience in Fairfield by bolstering its existing strengths in food manufacturing (as well as other advanced manufacturing), agriculture and linkages to agritour-

ism, logistics and distribution, and life sciences/healthcare.

- Attract and incubate a variety of businesses, including those that are climate- and energy-conscious, and that provide job opportunities to local residents.
- Proactively plan for the future of business, including physical and digital infrastructure such as high-speed internet, adequate and flexible land uses, and employee housing and transportation needs.
- Create an environment that is supportive of continued operation and needs of TAFB, recognizing and leveraging TAFB as an asset for recruiting military-connected industry.

- Develop partnerships with economic development centers such as local chambers of commerce, educational institutions like Solano College, the Workforce Development Board of Solano County, and large private employers to provide job readiness and local hire programs that promote employment opportunities.
- Encourage economic diversity and equitable opportunities for Fairfield's diverse residents through strategic investments in new industries, pathways for small businesses and entrepreneurship, and job training programs/educational partnerships.

## 4 Promote housing and support a diverse array of housing types to meet the needs of all segments of the population.

The need for housing affordable to residents across the income spectrum in Fairfield is pressing. Entry-level and middle-income workers in Fairfield, including teachers and some TAFB employees, require housing options beyond single-family homeownership. The City will support development of affordable housing designated for low-income residents as home prices and rental costs continue to rise across the Bay Area and California.

- Increase the supply of housing to support existing and future needs as Fairfield's population grows, ages, and becomes more diverse.
- Encourage development of a mix of housing types that provide current and future Fairfield residents with access to a full range of housing opportunities. Housing will be available across the spectrum so that aging residents, entry-level workers, first-time home-owners, transient military families, students and young people, unhoused residents, and children who grow up in Fairfield may all have access to quality and af-

fordable housing that matches their needs.

- Promote housing in a diversity of amenity-rich locations: along corridors, in existing neighborhoods, and downtown, for those who wish to live in integrated mixed-use environments.
- Prioritize a range of housing and shelter options that meet the needs of Fairfield's unhoused populations.



## 5 Preserve Fairfield's status as a distinctive community surrounded by and connected to open space and agriculture.

Few Bay Area cities can match Fairfield in the extent and diversity of its natural resources and surrounding productive agricultural land. These elements define Fairfield's identity and offer key amenities to residents and visitors. The planned Pacific Flyway Center—a wetland preserve with an educational center and immersive marsh walkway network—will be a significant resource for both residents and visitors. The Plan envisions the city's limited outward growth to while continuing the expansion of connections to open space and regional park space.

- Preserve Fairfield's natural, agricultural, and open space surroundings, which contribute to its visual identity, biodiversity, and economic strength.
- Expand connections to open space and regional park space and strategically develop Fairfield's existing trail system, including the Linear Park Trail.
- Increase opportunities for residents and visitors to experience and learn about the importance of the surrounding area's ecological benefits and noteworthy agricultural output.

- Promote connections between local growers and the local food system to both support farmers' economic viability and expand access to healthy locally grown produce among all Fairfield residents.



## 6 Emphasize environmental sustainability.

Climate change and the ensuing extreme weather it brings are an imminent threat to Fairfield, as evidenced by recent wildfires at the city's edges. Fairfield will be a leader in sustainability and proactively address the causes and effects of climate change.

- Strive toward a zero-carbon footprint by reducing greenhouse gas emissions (GHG) from energy use and transportation, and by expanding use of renewable energies across the city.
- Promote climate adaptation strategies that improve the ur-



- ban environment and socioeconomic opportunity, such as tree planting, community facilities that serve as resilience hubs in times of emergency, supporting green jobs training, addressing urban heat islands, wildfire preparation, and others.
- Decrease reliance on automobile use through climate-conscious land use and growth patterns that ensure a healthy jobs-housing balance, increased access to public and active transportation, and improved infrastructure that supports pedestrian mobility, operation of bicycles, autonomous vehicles, and electric or other zero-emissions vehicles.

## 7 Achieve a healthy and safe community for all.

Fairfield will become a place where everyone can live a long, healthy, and opportunity-filled life. Multiple factors, known as social determinants of health, shape the health and opportunities of Fairfield residents. These factors include access to parks, safe and affordable housing, good jobs, high-quality schools, and stores that fulfill basic needs. The Plan promote equitable environments so that all Fairfield residents, no matter where they live, have what they need to thrive.

- Support development patterns that promote active living through walking and biking, connected paths, green space and open space networks, access to fresh, local healthy food, and amenities and services within walking distance.
- Improve public safety and effective emergency responsiveness, including police, fire, and medical response, and plan for adaptation and resiliency in the face of increased risks for wildfires and flooding.
- Prioritize community investments and resources, such as park maintenance, street trees, or other infrastructure improvements, in areas of Fairfield with the greatest socioeconomic need.



## 8 Foster revitalization in the city's core and along key corridors, building on the momentum of recent planning efforts, including the Heart of Fairfield and Train Station specific plans.

Fairfield's walkable central neighborhoods and downtown, with unique local businesses, restaurants, historical buildings, and corridors with numerous development opportunities offer the potential of a vibrant, walkable, mixed-use core, with access to a range of amenities and open spaces. The Plan builds on the planning that has occurred for the Heart of Fairfield and Train Station specific plan areas to achieve their vision for vibrant transit-oriented communities.

The General Plan envisions corridors as key spines and outlines a spectrum of uses and improved linkages in the city's core, and expanded opportunities along North Texas Street. Broadening housing, entertainment, and small business opportunities in downtown Fairfield will make this neighborhood an asset to the whole community. More housing downtown and along North Texas Street will simultaneously encourage business development and provide an attractive destination for those preferring more mixed-use, urban lifestyles.

- Build on the planning that has occurred for the Heart of Fairfield by encouraging small business development, green spaces, community environ-

ments, and a variety of housing types. Promote accessibility for all residents and visitors downtown.

- Expand efforts to increase pedestrian-oriented land uses (including housing and mixed uses) along North Texas Street. Emphasize public realm improvements—to sidewalks and bikeways, as well as to landscaping and lighting—for all streets.
- Connect transit-oriented development and amenities occurring within the Fairfield Train Station Specific Plan area to Central Fairfield through transit, bicycle, and pedestrian infrastructure.

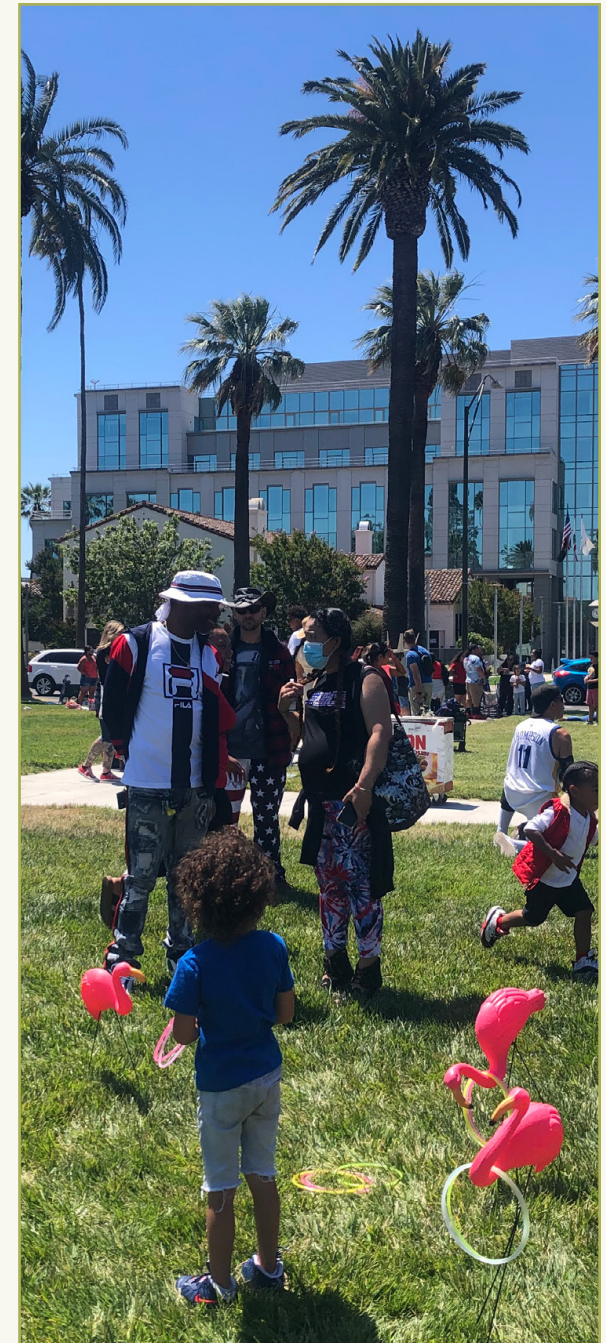
## 9 Create community cohesion and sense of place by celebrating and showcasing Fairfield's diversity.

Fairfield residents represent a broad range of social and cultural backgrounds. This diversity strengthens Fairfield as a community. The Plan will work to celebrate this diversity by supporting events and programs, business enclaves, and transformative community spaces that provide safe, inclusive, inviting, and fun activities for residents of varying backgrounds. Events and places that bring together different segments of the population serve to build community by strengthening ties between neighbors and contributing to a shared sense of place, which contribute to a unified identity for Fairfield as a city.

- Celebrate Fairfield's diversity by encouraging a range of programming and events that are

culturally relevant, affordable, and attractive to community members of all ages, backgrounds, and abilities.

- Foster creation of gathering places and community resources that provide safe, attractive, and fun activities for residents of varying backgrounds.
- Partner with nonprofits, faith communities, and other community groups in planning for and delivering community services and events.
- Work with neighboring cities, Solano County, Solano Transportation Authority, and other local agencies to ensure that future planning processes are holistic and that Fairfield neighborhoods are well-connected physically, economically, and socially to the surrounding community.



## 1.4. Related Plans, Programs, and Reports

The City maintains plans that implement policies for specific geographic areas (such as Fairfield's downtown and the area around the Fairfield-Vacaville Hannigan Train Station); topics of importance to the community (such as bicycle infrastructure or economic development), or the provision of public facilities and utilities. State law requires that such plans and implementation of programs (like the Capital Improvement Program (CIP) for example) be consistent with the Plan. This section describes plans and studies that play a role in Plan development or implementation.

### FAIRFIELD HOUSING ELEMENT

As part of a jurisdiction's general plan, California State law requires the adoption of a housing element to identify and address the community's housing needs. Unlike a general plan, however, a jurisdiction must update their housing element every eight years to reflect changing conditions, community objectives, and goals. Fairfield's housing elements must reflect the Regional Housing Needs Allocation (RHNA) figures for each cycle as determined by the Association of Bay Area Governments (ABAG) and the Solano County Subregion.

Fairfield's 6th Cycle Housing Element for the years 2023-2031 coincided with this Plan Update. It sets forth goals related to supporting production of an adequate supply of safe, affordable housing for existing and future residents and preserving and rehabilitating existing affordable housing stock. Additionally, it aims to protect tenants from displacement pressures and affirmatively further fair housing throughout the city. Future updates will reassess these goals and strategies and meet future State housing requirements.

### FAIRFIELD CLIMATE ACTION PLAN

Fairfield's first Climate Action Plan (CAP) forecasts future GHG emissions from a range of sources, establishes emissions reduction targets consistent with California's goal of achieving carbon neutrality by 2045, and outlines a broad range of strategies designed to reduce the city's carbon footprint. The CAP uses growth scenarios consistent with the Plan to help the City monitor the efficacy of CAP strategies into the future.



### FAIRFIELD MUNICIPAL CODE AND ZONING ORDINANCE

The Zoning Ordinance is an important implementation tool for the Plan and provides permitted land use and development standards for each land use category. In addition to zoning designations, specific plan and overlay areas may also contain detailed land use regulations. As with the General Plan, zoning designations do not always coincide with existing land uses and development intensities as built. Fairfield's Zoning Ordinance only applies within city limits, whereas the SOI is under Solano County zoning regulations.



## GENERAL PLAN REPORTS

Staff and consultants prepared several background and technical reports as part of the Plan update process. Although these reports do not represent adopted City policy, they provide useful background information and data for reference.

### Existing Conditions Map Atlas

An Existing Conditions Map Atlas describes Fairfield's planning context and delves into planning issues such as land use and development, community design, the economy and demographics, transportation, public services and facilities, environmental resources, environmental justice, hazards, and noise.



## Economic and Market Assessment

An economic and demographic analysis provides an overview of the economic context for the Plan Update effort, focusing on factors that drive demand for housing of various types within the community over the Plan planning horizon. This Assessment includes historic population growth trends, local resident demographics, residential market conditions and trends, projected population, and household growth. The Assessment also explores local and regional economic conditions and trends driving demand for new housing within the community. Various growth projections also informed potential buildout of the Plan.

### Environmental Impact Report

A program-level Environmental Impact Report (EIR), prepared according to the California Environmental Quality Act (CEQA), accompanies the Plan and provides a detailed analysis of its potential environmental effects. The EIR identifies and incorporates environmental opportunities and constraints into the planning process and includes mitigation measures that help to avoid or reduce any adverse environmental effects where feasible.

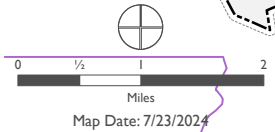
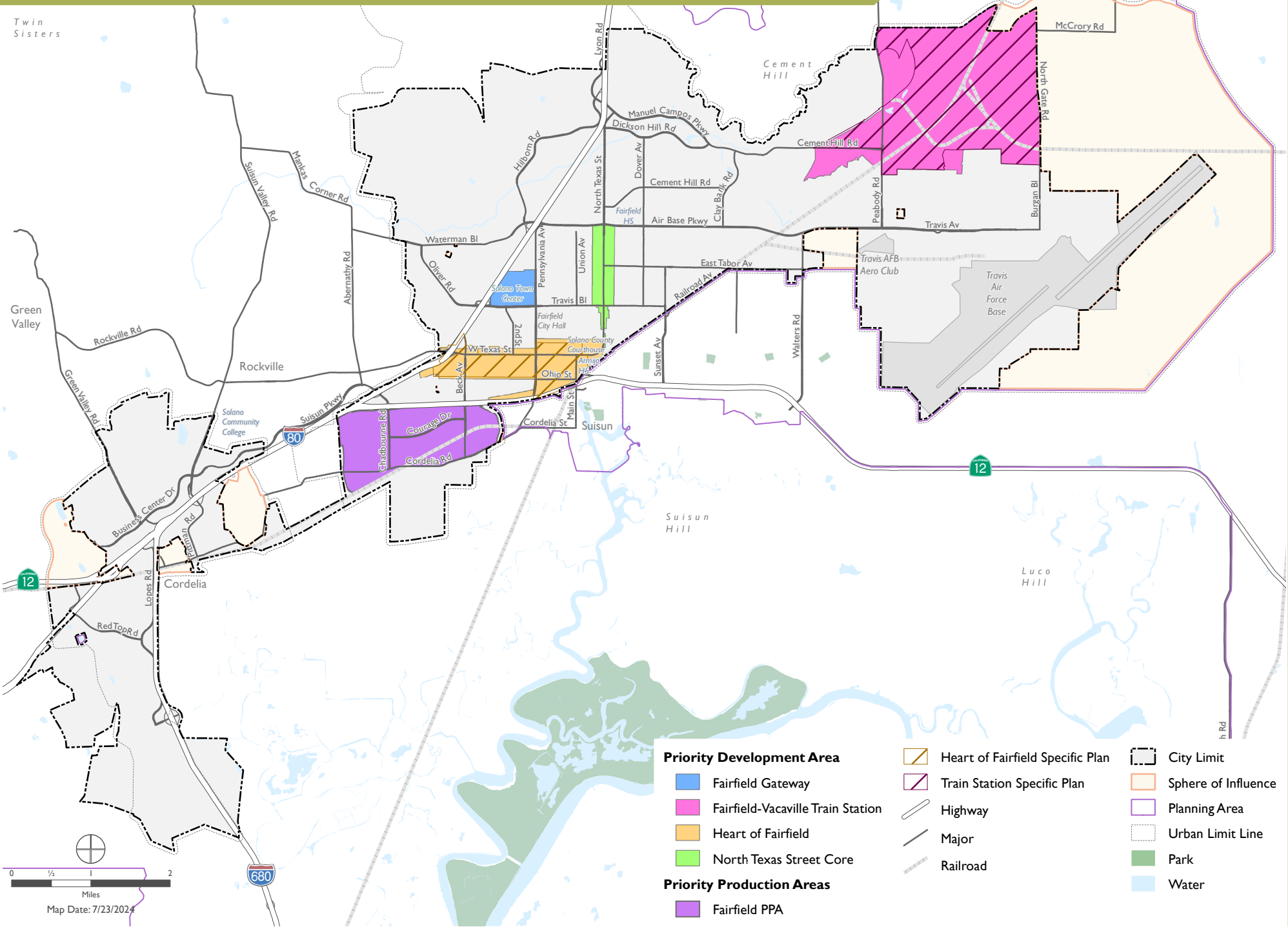
## SPECIFIC PLANS

Specific plans implement the General Plan through the establishment of more detailed policies, regulations, and actions specifically focused on their areas of concern, or in defined geographic areas. **Figure 1-3** shows the boundaries of Fairfield's adopted specific plans.

### Heart of Fairfield Specific Plan (2017)

The City adopted the Heart of Fairfield Specific Plan (HOF SP) in 2017 following a community-based process to develop a vision for the revitalization and transformation of the city's downtown and West Texas Street areas. The HOF SP covers approximately 513 acres (or 0.8 square miles ) and contains Fairfield's historic downtown, the Solano County Government Center, the Fairfield Transportation Center regional bus and transit hub, diverse commercial and residential properties, and other amenities that serve both the local community and the wider region. The Suisun-Fairfield train station, just to the southeast of the HOF SP area, provides access to the national Amtrak network. The HOF SP sets out a vision for the Downtown and West Texas Street area as the social, economic, and cultural center of Fairfield. It envisions attracting residents and visitors through thoughtful design, destination shopping and dining, lively activities, a range of housing options, and convenient access to regional transit.

**FIGURE 1-3: SPECIFIC PLANS AND PLAN BAY AREA 2050 PRIORITY AREAS**



Source: MTC, 2020; Solano County GIS, 2023; City of Fairfield, 2023; Dyett & Bhatia, 2024

Short term objectives of the HOF SP include creating a vibrant downtown core through pedestrian-oriented policies, facilitating and incentivizing the right kind of development on eight highly visible “catalyst” sites, increasing the mix of uses throughout downtown, improving key streetscapes and multi-modal safety, and improving Alan Witt Park, among others. Long term objectives include transforming West Texas Street into an urban mixed-use corridor, creating both public and private neighborhood recreation opportunities Downtown, implementing more Complete Streets improvements, and relocating the city’s Corporation Yard outside of the HOF SP area, among others.

### **Train Station Specific Plan (2011)**

The City of Fairfield Train Station Specific Plan (TSSP) was adopted in 2011 and amended in 2012 and 2023. The Plan represented a major step in the introduction of transit-oriented planning and design in Solano County. The TSSP covers approximately 2,972 acres (or 4.6 square miles) in the northeastern portion of the City of Fairfield, north of the TAFB. The TSSP focuses on creating a transit-oriented community, a model of walkable, multi-modal, mixed-use living for the region based around the opening of the Fairfield-Vacaville Hannigan Train Station. Additionally, the TSSP focuses on providing a range of housing opportunities for various income levels, providing jobs to promote economic balance, conserving open space areas in perpetuity, and incorporating recreation and sports amenities.



As part of this planning effort, the TSSP established a new Town Center district, adjacent to the train station, to function as the center of the Fairfield Train Station community. The TSSP applied residential, commercial, and mixed-use land use designations to the Town Center area, though as of 2024, the land’s existing use remains industrial. The TSSP also established the Lake District, a mixed-use district organized around a 22-acre Lake Park. The Lake District area now houses a developing planned community of single-family homes, a multi-unit apartment building, a retail center, a linear park, and the Lake Park. The first residential units of the Lake District community, along with a sales center and café, opened in 2020.

### **OTHER CITY PLANS**

#### **Parks, Recreation, and Open Space Master Plan (2024)**

The City of Fairfield’s first Parks, Recreation, and Open Space Master Plan (PROSMP) is a comprehensive guide for city parks, recreational programming, and development that will inform improvements and funding for years to come. More specifically, the PROSMP determines how Fairfield will improve, expand, repurpose, prioritize, maintain, staff, and fund the community’s park assets and recreational opportunities. The City will update the PROSMP on a regular basis.



## COUNTY PLANS

### Multi-Jurisdictional Local Hazard Mitigation Plan (2022)

Fairfield participated in the preparation of the [2022 Solano County Multi-Jurisdictional Hazard Mitigation Plan \(MJHMP\)](#), an effort undertaken by the County to mitigate the effects of natural hazards and plan for resiliency for all residents of the county. The Solano County MJHMP identifies wildfire, severe weather, and storms as highly likely occurrences in the county (between 10 and 100 percent probability in the next year); and flooding, earthquakes/seismic shaking, and dam failure as an occasional occurrence (between one and ten percent probability in the next year). The City of Fairfield Jurisdictional Annex of Volume II of the MJHMP profiles the City of Fairfield's hazards, vulnerabilities, and mitigation actions to address these vulnerabilities. State law requires update of hazard mitigation plans every five years. The MJHMP is incorporated by reference and adopted as part of the Health and Safety Element.

### Travis Air Force Base Land Use Compatibility Plan (2015)

Most recently updated in 2015, the LUCP addresses compatibility issues relating to noise, safety, aircraft protection, and overflight. The LUCP divides all of Solano County into six compatibility zones, each subject to specific development standards

and conditions based on the potential for compatibility issues. These include Zone A: Runway Primary Surface and Clear Zone, Zone B1: Inner Approach/Departure Zone, Zone B2: Extended Approach/Departure Zone, Zone C: Traffic Pattern, Zone D: Other Airport Environs, and Zone E: Remainder of Airport Influence Area. Each of these zones imposes different development conditions and prohibits certain land uses based on the individual zone's proximity to the runways. The closer the zone is to the runways, the stricter the development conditions are due to the greater the risk of accident and increased noise impacts.

### Solano County General Plan (2008)

The Solano County General Plan applies to all lands outside the jurisdictional boundaries of the seven incorporated cities of Solano County (including the City of Fairfield), which composes the unincorporated Solano County. The Solano County General Plan guides land development and conservation in the unincorporated portions of the county throughout the Plan lifespan to 2030. The Solano County General Plan is the primary document used by the County to regulate land use under California law. Zoning and development codes, specific plans, and individual public and private development proposals must be consistent with Solano County General Plan goals, policies, and standards.

### **Middle Green Valley Specific Plan (2017)**

Solano County adopted the Middle Green Valley Specific Plan on August 8, 2017. The Middle Green Valley Specific Plan covers the unincorporated area immediately north of the City of Fairfield boundary in the Cordelia neighborhood. To its north is the unincorporated area of upper Green Valley, including the Green Valley Country Club; to its east is Rockville Hills Regional Park; and to its west are the Elkhorn Foothills. The Middle Green Valley Specific Plan envisions Middle Green Valley as a collection of small neighborhoods along the base of the surrounding foothills. It proposes up to 400 new primary residential units, along with land uses for agricultural tourism, local neighborhood retail, community facilities, and over 1,400 acres of protected agriculture and open space land.

### **Suisun Valley Strategic Plan (2010)**

Solano County adopted the Suisun Valley Strategic Plan in February 2010. The area covered by the Suisun Valley Strategic Plan encompasses approximately 9,000 acres located to the north of the City of Fairfield between the Cordelia and central Fairfield areas. The Strategic Plan reflects the Solano County General Plan land use map and zoning, which designates a majority of the land for agricultural use (92 percent). The

purpose of the Suisun Valley Strategic Plan is to guide, inform, and provide information on how to enable change in the Valley while achieving profitable family farms and quality of life for residents of the Valley and of the surrounding city. A major strategy in the Suisun Valley Strategic Plan is the creation of Agricultural Tourism Centers (ATCs), as the Valley is home to significant agricultural production in wine grapes as well as orchard fruits. The Suisun Valley Strategic Plan encourages collaboration with cities to attract business and tourism industries to the Suisun Valley through adequate infrastructure, wayfinding, marketing materials, community events, and other improvements and promotional methods.



## **OTHER PLANS**

### **Solano Transportation Authority Plans**

Solano Transportation Authority (STA) serves as the congestion management agency for Solano County. STA, the countywide regional planning agency, is responsible for countywide transportation planning, programming transportation funds, managing and providing transportation programs and services, delivering transportation projects, and setting transportation priorities.

The 2020 Active Transportation Plan (ATP), a key STA document informing the Plan's Circulation Element, provides a framework to help the Solano Transportation Authority (STA) and member agencies improve active transportation conditions throughout Solano County. The 2020 ATP builds upon previous active transportation planning efforts and consolidates STA's separate Countywide Bicycle, Pedestrian, Safe Routes to School, Solano Rail Safety Improvement Study, and Safe Routes to Transit Plans into one cohesive plan. These plans establish countywide priorities and provide project lists and program guidance, which STA and local jurisdictions can use to help people of all ages and abilities feel comfortable walking and bicycling.

## Plan Bay Area 2050 Priority Areas

Plan Bay Area 2050 is the Association of Bay Area Government's (ABAG) and Metropolitan Transportation Commission's (MTC) long-range strategic plan for the nine-county Bay Area region focused on housing, the economy, transportation, and the environment.

Plan Bay Area 2050 recognizes Priority Development Areas (PDAs) and Priority Production Areas (PPAs) as a key piece of the regional growth framework. **Figure 1-3** shows the City of Fairfield's PDA and PPA boundaries.

PDAs are areas near existing job centers or frequent transit that are locally identified for future housing and job growth. By focusing housing and job growth near existing transit, PDAs help support greenhouse gas reduction, mode shift, and economic vitality. Fairfield's PDAs include the Fairfield Gateway (currently the Solano Town Center mall), the Fairfield-Vacaville Train Station (currently encompassed by the TSSP), the Heart of Fairfield (encompassed by the HOF Specific Plan), and the North Texas Street Core.

PPAs identify clusters of industrial businesses and prioritize them for economic development investments and protection from competing land uses. These districts, zoned for industrial use, are already well-served by the region's goods movement network. PPAs are an important part of the regional economy and provide access to good, middle-wage jobs. Fairfield's PPA encompasses the city's industrial areas south of SR-12.



## 1.5. General Plan Implementation and Amendments

### IMPLEMENTATION

Plan policies are action-oriented and serve as the Plan's implementing mechanism. The Plan is also implemented through the Zoning and the Subdivision ordinances, review of development applications, decisions of the Planning Commission and the City Council, specific plans, and the City's CIP. The Zoning Ordinance includes detailed use classifications and standards. The zoning map must be consistent with the General Plan Land Use Diagram, but it will not be identical to it. Additionally, Specific plans and the CIP must be consistent with the Plan.

### AMENDMENTS TO THE GENERAL PLAN

The Plan is a living document. As such, the City should update the Plan periodically as specific circumstances change, as new state or federal laws and associated requirements emerge, or if policies become obsolete or unrealistic over time.

Changes in policy and/or the development of unforeseen opportunities or needs may require Plan amendments. Per California Government Code Section 65358, the City may not amend a mandatory element of this Plan more frequently than four times during any calendar year.

Within this limitation, the City may make amendments at any time as determined by the Fairfield City Council. Each amendment may include more than one change.