

STAFF REPORT

Meeting

Date: February 27, 2019

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM A: 2018 ANNUAL REPORT ON THE GENERAL PLAN**

Special Study (SS2018-14)

Applicant: City of Fairfield

Location: Citywide

Property Owner: N/A

This report describes progress in implementing the policies and programs of the General Plan during calendar year 2017 (Planner: Brian K. Miller, 707-428-7446, bkmiller@fairfield.ca.gov)

BACKGROUND

The Annual Report on the General Plan has been prepared in response to the California Government Code, which requires that the planning agency shall: "Provide an annual report each year, to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs."

DISCUSSION

The Annual Report informs the Planning Commission, the City Council, and State agencies about progress in implementing the Fairfield General Plan during calendar year 2017. This report is the 16th Annual Report since the Council adopted the Comprehensive Amendment to the General Plan in June 2002.

Projects implementing the General Plan this past year are listed below (details can be found in the attached Annual Report document):

• **Land Use Element:**

- Heart of Fairfield Specific Plan
- Heart of Fairfield Zoning
- Residential, commercial and industrial projects
- Two Master Planned Unit Development Permits in Train Station Specific Plan Area (Canon Station and Biggs)
- Zoning Ordinance updates

- **Housing Element**
 - New building permits were issued for 312 new single family homes,
 - The Building Division finalized the permits for 246 single family homes
 - The Planning Division approved four accessory dwelling units; one unit received a building permit. Two building permits for accessory dwellings were finalized by the Building Division, including for the one unit entitled in 2018 and a unit approved in 2017.
 - Housing Choice Voucher Program
 - Tenant Based Rental Assistance
 - Housing rehabilitation
- **Open Space Conservation, and Recreation Element**
 - Cordelia Community Park-Phase 3 Opens to the Public
 - Park capital improvements and repairs, including Tabor Park fire reconstruction
 - Community Spaces Initiative (Allan Witt Park and Fairfield Linear Park)
 - Pacific Flyway Center
- **Circulation Element**
 - Transit improvements
 - Jepson Parkway design and construction
 - Train Station opens
 - West Texas Street “Complete Streets” Projects (Heart of Fairfield)
- **Public Facilities and Services**
 - Capital projects planning and construction continued
 - Urban Water Management Plan
- **Economic Development Plan**
 - Heart of Fairfield Specific Plan
 - North Texas and Downtown
 - Business recruitment and retention
- **Travis Protection Element**
 - Travis Community Consortium
 - Travis Community Partnership Forum
 - Enhanced Use Lease Program

ENVIRONMENTAL REVIEW

The Annual Report is not a “project” subject to review under the California Environmental Quality Act (CEQA).

RECOMMENDATION

Receive 2018 Annual Report on the General Plan.

Attachment 1:

1. 2018 Annual Report on the General Plan

ATTACHMENT 1

CITY OF FAIRFIELD

**2018
ANNUAL REPORT
ON THE
GENERAL PLAN**

JANUARY 1, 2018 THROUGH DECEMBER 31, 2018

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 16th Annual Report prepared by the Community Development Department since the 2002 General Plan Update.

For further information or additional copies of this Report, please contact:

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The Annual Report is also available on the City of Fairfield Homepage at www.fairfield.ca.gov under Community Development Department.

Development in 2018

Residential development during 2018 continued at a moderate pace. Some of the key projects approved or under construction during 2018 included:

RESIDENTIAL:

- Canon Station Master Permit (One Lake)
- Eastridge
- Estaire
- Gardenstone
- Garibaldi Ranch
- Gold Hill Village II
- Goldridge
- Green Valley Residential
- Ivy-Strawberry
- Paradise Valley Estates
- Paradise 360
- Villages at Fairfield
- Village Oaks

COMMERCIAL, INDUSTRIAL AND OFFICE:

- Shoppes at Solano Town Center
- Solano Logistics “D”
- Innova Cordelia
- Gateway 80 Building “C”
- Solano Business Center
- McGrath Electric
- Partnership Health Plan
- Caliber Collision
- Denny’s Cordelia
- E&P Development
- North Watney Shell Warehouse
- Gateway Restaurant Remodel (Mel’s Diner)

Land Use Element

Zoning Ordinance Cleanup. Staff continues to update the Zoning Ordinance and Zoning Map to correct and clarify language, ensure the Ordinance remain consistent with state law, and to codify any new policies. In 2018 major amendments included simplifying regulations governing accessory dwelling units, clarifying Heart of Fairfield zoning to address development standards and permitted land uses, adding an “Assisted Living Facilities” land use definition and regulations, and codifying State requirements pertaining

to Housing Development Consistency findings. In the fall, the City adopted further clarifications to development standards and Zoning Map corrections.

Train Station Specific Plan. The City Council adopted the Train Station Specific Plan in July 2011. The Specific Plan envisions parks, schools, open space, residential, commercial, industrial, and office land uses arranged in neighborhoods, including a “transit village” near the Train Station. During 2018, the City began processing applications for the first development in the One Lake area.

Heart of Fairfield Specific Plan. In 2017, the City Council adopted the Heart of Fairfield Plan and Zoning Ordinance for Downtown Fairfield, which included both the traditional downtown and the West Texas Street corridor. During 2018, staff further refined the Heart of Fairfield Zoning Ordinance and established a multi-departmental team to focus specifically on the Planning Area. Specific activities that were initiated or well underway during 2018 included:

- Adoption of a Downtown Fairfield Smoking Ordinance
- An RFP for Heart of Fairfield Gateways
- Marketing of City-owned properties in the Planning Area. An architect prepared concepts illustrating development opportunities on two key sites.
- Façade Improvement, Outdoor Seating, and Signage Program
- Downtown Development Incentives Program
- City Manager’s Office Downtown “Listening” sessions to address the impact of social service agencies on downtown.
- Downtown Theater Improvements
- Allan Witt Park Master Plan
- W. Texas Street Complete Street and Infrastructure Study and Grant Application
- Downtown Parking Study
- Improved Downtown Maintenance Program
- Downtown Banners and Lighting Program
- Solano County Campus Master Plan
- Fairview and Sheldon Elementary School Campus Improvements

Housing Element

New Construction. Housing construction increased during 2018, with new development well underway in Northeastern Fairfield (The Villages at Fairfield) and Cordelia/Green Valley (Gold Hill and Garibaldi). The City issued 312 building permits for single-family homes in 2018. In addition, the City Planning Division approved four accessory dwelling units. The City issued and finalized a building permit for one of these units, with a second permit finalized for an accessory dwelling unit approved in 2017.

Table 1 summarizes the City’s progress in meeting Regional Housing Need Allocations 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. As in 2017, the loss of redevelopment continues to impact the City’s ability to directly support new affordable construction. Nonetheless, Fairfield and Solano County remain by far the most affordable housing markets in the nine-county Bay Area, and as such continues to attract commuters and new residents.

The numbers reported in Table 1 are permitted new construction. City housing policies have long emphasized 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
Regional Housing Need
January 1, 2014-December 31, 2022
New Construction through December 2018**

Year	Income Level					Subtotal
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Projected Need 2014-2022	389	390	404	456	1,461	3,100
Units Built 2014-2018	0	0	2	356	1,472	1830

Remaining Need	389	390	402	100	0	1,281
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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.

HUD Housing Choice Voucher Program (HCV). The HCV program provides subsidized rental assistance to extremely-low- and low-income families. Since the assistance is provided on behalf of the participant, they can locate their own housing, promoting housing choice. In 2018, the Fairfield Housing Authority (FHA) administered 882 Housing Choice Vouchers (HCV). All units are inspected prior to move in and at least annually to

ensure the unit is safe, decent and sanitary. Fairfield resident families that have “ported in” from other jurisdictions were absorbed into the program.

FHA currently administers five (5) Project-Based VASH vouchers from the Department of Veterans Affairs to assist homeless veterans and families. All vouchers are being used.

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 2018, the City completed two (2) Housing Rehab Grant Projects totaling \$9,885 in expenditures, with one additional grant issued in December and scheduled for completion in January. In addition, the City organized the 2018 Senior Home Assistance Repair Event on Saturday, October 13. The City partnered with sponsors, including Lowes, Home Depot, Target, Republic Services, Bethel Community Church and others to put on the event. Volunteers completed repairs to homes occupied by seniors and a total of twenty-two (22) households were assisted.

Mortgage Credit Certificates and Down Payment Assistance. The City did not offer these programs in 2018.

HOME Tenant Base Rental Assistance (TBRA) Program. In 2018, FHA began administering the Tenant Based Rental Assistance (TBRA) program. This program is designed to assist households to help them afford housing costs of market rate units. Assistance can include housing, security or utility deposits. The level of subsidy will vary based upon the income of the household and need. The City was able to assist eighteen (18) low income households. This program targets low income households and assists with rent and security and utility deposits. Total TBRA expenditures for the 2018 calendar year was \$111,555

Housing Successor Agency. As required by state law (Senate Bill 341), the Fairfield Housing Successor Agency prepared an Annual Report (dated November 30, 2018), which was presented to the City Council. The Report is attached hereto as Informational Attachment 1.

Open Space, Conservation, and Recreation Element

Rockville Hills Regional Park. The City (Public Works Department) continues to implement the priorities identified by the City Council in 2007, focusing on maintenance and fire hazard reduction. City activities included limiting access during critical fire days, basic maintenance, and minor trail improvements.

Cordelia Community Park – Phase 3. The third phase of the park was completed and open for public use on July 22, 2018. New amenities include two tennis courts, sand volleyball court, putting green, fitness station focused on mobility not strength, additional parking, and another large multi-purpose turf field and picnic shelter.

City Park Lighting – Phase 4. Construction was authorized by City Council May 1, 2018. Project is nearing completion and is expected to be accepted as complete in the first quarter of 2019.

City Park Lighting – Phase 5. A design consultant was hired in the fourth quarter of 2018, with project design starting in the first quarter of 2019. Construction is anticipated for the third quarter of 2019.

Tabor Park Fire Rebuild. A vandal fire destroyed the toddler play structure on September 7, 2018. Authorization to demolish the damaged structure, purchase a replacement structure and have it installed was approved by City Council on December 4, 2018. The new toddler play area should be ready for public play by summer 2019.

Allan Witt Sports Center Fire Rebuild. Fire damaged many spaces in the Sports Center on November 26, 2017. The initial cleanup phase to remove smoke and fire residue from the facility was completed and portions of the Sports Center reopened in January 2018. Damage to the men’s downstairs shower/locker/sauna/restroom facility and the main floor restrooms was extensive. Those areas will require reconstruction. ELS Architecture and Urban Design was authorized by City Council on December 4, 2018 to develop the construction document package to rebuild these spaces. The reconstruction will also include the construction of two gender neutral restrooms with the facility in the lobby. Construction should begin in the third quarter 2018 and is expected to take 10 months to complete.

Community Space Initiative. Three parks, Lee Bell, Allan Witt, and the Linear Park Trail are the focus of this initiative, with extensive improvements completed in Lee Bell Park during 2017.

Major year-long planning efforts were undertaken for both Allan Witt Community Park and the Linear Park Trail. Five-year implementation programs and funding for both the Allan Witt Community Park Renovation Plan and the Linear Park Revitalization Plan were adopted by City Council in 2018. A consultant was hired to assist the City staff with the implementation efforts in August 2018. Work on the environmental documents for both projects has begun and should be complete by the end of the first quarter of 2019. Improvement to the Allan Witt skate park are expected in the first half of 2019 and the opening of a dog park by the middle of 2020.

City Park Playgrounds. City staff selected a new “fun family interactive software” package which will enhance outdoor imaginative play at all our playgrounds. The no cost phone or tablet loaded software allows family’s to actively interact with the existing playground components and those on the imaginative software platform. The program is operational.

Solano Open Space (Tri City and County Cooperative Planning Group). In 2018, the City continued to fund Solano Open Space and provide staff assistance to the project. The Planning Group continued to provide support for Solano Land Trust activities, including public outreach and capital improvements.

Pacific Flyway Center. The Pacific Flyway Center, a natural preserve which will include an interpretative nature center, marsh features, and educational facilities dedicated to celebrating the Pacific Flyway migratory waterfowl pathway, received unanimous approval of project entitlements from both the Planning Commission and City Council in the fall of 2018. The applicant, the non-profit Pacific Flyway Fund, will now begin the processes to obtain the necessary permits from identified Responsible (environmental) Agencies as required by CEQA. After the project was approved, the City applied for annexation of the project site into the City of Fairfield to the Solano County Local Agency Formation Commission in November and anticipates annexation to be approved and completed in 2019.

Circulation Element

Transit Programs. The City saw the inauguration of Capital Corridor train service in October 2017 at the Vacaville-Fairfield Train Station on Vanden Road.

Public Works staff continued planning for a second parking structure at the Fairfield Transportation Center near the West Texas Street/Interstate 80 Interchange that will increase commuter parking capacity from 640 spaces to at least 1,000 spaces. The City Council approved a design concept that incorporates a major new public art element to the garage. Staff also anticipates completing a retrofitting project for the existing structure; new spaces may include fee for parking provisions. Accompanying this project will be improvements to the West Texas Street Gateway, including enhanced pedestrian access to the Fairfield Transportation Center from West Texas Street. As an interim measure, the City opened a new park and ride facility on Oliver Road to serve vanpools and casual carpool users.

Jepson Parkway. Jepson Parkway will link Suisun City, Fairfield and Vacaville and provide an alternative route for Interstate 80. After completion of the bridge and improvements to Peabody Road, work continued on Vanden Road between Peabody Road in Fairfield and Leisure Town Road in Vacaville.

West Texas Street. The Council adopted the Heart of Fairfield Plan in May 2017, which promotes a vision for a comprehensive transformation of West Texas Street into a mixed use urban boulevard over time. Concepts include pedestrian and bicycle improvements as well as significant changes in land use along the corridor. A comprehensive study of the Complete Streets program was initiated in 2018 with Coastland Engineering serving as project manager for the City. The City also received grant funding from Solano

Transportation Authority in October 2018 to assist in implementing the concepts in the Heart of Fairfield Plan.

Public Facilities and Services Element

Urban Water Management Plan. The City continues 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.

Infrastructure Maintenance and Upgrades. Infrastructure maintenance and upgrades are outlined in the City's Capital Improvement Program. Major projects administered by the Public Works Department included Measure P-funded road and pavement improvement projects, upgrades to water infrastructure, including the East-West Transmission Line, Water Treatment Plant improvements and enhancements, park improvements and other improvements to City infrastructure and facilities.

Economic Development Element

Heart of Fairfield Plan. The Economic Development Team took the lead in outreach to the business community, administering the revived Façade, Outdoor Seating, and Signage Program, and marketing City-controlled properties in the Plan Area.

North Texas Street Programs. Staff continues to work with the North Texas Street Business Improvement District (NTBID). The NTBID provided membership with assistance promotional materials and events, and general assistance as needed to address business concerns. Additional programs included business retention and recruitment activities, and business crime watch meetings in partnership with the Fairfield Police Department. The NTBID anticipates continuing these programs as well as developing programs that address issues of concern to the membership.

Downtown Revitalization Programs. The City of Fairfield continued to support the Fairfield Main Street Association (the "Association") and revitalization of downtown. The Association sponsors a variety of activities and programs, including Restaurant Week and Taste of Downtown, the Tomato Festival, the Christmas Tree Lighting and Holiday Festivities, Veterans and Independence Day parades, Small Business Saturday, ribbon cuttings, and newsletters. Marketing programs included street banner maintenance, a shopping and dining directory, and Highway 12 directional sign management. Downtown special events continue with their zero waste policies and diverted landfill waste while creating new jobs. The Association worked with Public Works and assisted in grant management which funded staff and supplies.

Association staff attends ongoing training and continues the management of the Certified Farmers' Market, resulting in \$20,000 in revenue. They are also continuing the Thursdays on the Green event in conjunction with the Farmers' Market, which generates an additional \$10,000 in revenue for the Association. Special events also included the Health & Wellness Fair on October 5th in partnership to the Solano Family Justice Center.

In addition to the Annual Board and Committee Retreat, the staff attended the annual CalFest conference in Palm Springs. Numerous facade improvements took place with new paint, signage and other design upgrades. The Associations' Design Committee continues their efforts identifying blight and reporting issues. The Economic Restructuring Committee continues their Welcome-Wagon efforts greeting and welcoming new businesses in the district.

Business Recruitment and Retention Programs. Economic Development (ED) Division staff implements the City's business recruitment and retention programs. ED staff researches targeted industries, monitors trade publications, networks with brokers and property owners, attends trade shows, responds to leads and inquiries with marketing and property information, prepares recruitment mailings, calls and visits, and arranges business retention visits to existing employers. ED staff also works with the Communications Division to prepare and distribute press releases, an electronic newsletter and marketing e-mails to brokers and developers (Hot Properties List).

The City also offers financial assistance to small business through a Revolving Loan Fund (RLF). The RLF program assists businesses throughout the community based upon job generation or retention.

Travis Protection Element

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 BRAC (Base Realignments and Closures) or other movements detrimental to the installation and local community, such as sequestration. The protection and enhancement of operations for Travis AFB has long been a City priority because of the economic benefit to the community.

For the last 19 years, Madison Government Affairs has been retained as the primary Travis AFB lobbyist by the City of Fairfield, including the past 14 years on behalf of the TCC. Madison Government Affairs operates under a one-year consultant services agreement supported by the members of the TCC. The City of Fairfield, as the lead agency for the Travis Community Consortium (TCC), administers the contract.

The TCC and Madison Government Affairs have successfully lobbied for Travis AFB. Accomplishments include securing funding to extend the life of the C-5 retrofit program, securing funding for additional C-17's above the amount that was originally funded, and inclusion of military construction projects in appropriations bills, including securing a \$22 million appropriation for a 144-room dormitory project. The TCC also played a critical role in the upcoming bed-down of 24 KC-46 aircraft, increasing the value of Travis for world-wide missions.

In 2018, Madison Government Affairs and the TCC continued to focus on the retention of existing assets (C-5, C17, KC-10) and missions. With unpredictable base cuts due to ongoing sequestration, the TCC will continue to focus on preserving existing missions and actively seek bridge missions to backfill the retirement of the KC-10 by engaging with key leadership at Travis AFB, the Pentagon, Capitol Hill, and the Air Mobility Command. The TCC will seek support from federal representatives to preserve Travis's existing aircraft, including technology upgrades and ongoing maintenance funding.

In 2018, City staff attended two workshops with Travis and other Air Force personnel regarding future base activities and partnerships.

In May, Planning, Economic Development, and Public Works staff participated along with Travis and Air Force personnel and representatives from other area agencies in the *Travis Community Partnership Forum*, which addressed a wide range of topics including:

- Airfield-potential future uses of the airfield
- Environmental and land use issues
- Infrastructure
- Community services

In August, Planning and Economic Development staff began preliminary discussions with the 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. In 2019, staff will continue these discussions with Travis.