



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

CITY MANAGER'S OFFICE

July 11, 2024

Bill Emlen
County Administrator
675 Texas Street, Suite 6500
Fairfield, CA 94533-6342
C/O: James Bezek, Director of Resource Management

RE: Initiative: Rezoning of 17,500 Acres of Land in East Solano to Allow the Development of a New Community (aka California Forever; and East Solano Homes, Jobs, and Clean Energy Initiative)

Dear Bill,

This letter is in response to your letter dated July 1, 2024, requesting information on any impacts to Fairfield related to the November 2024 qualified ballot initiative for California Forever (the "initiative"). The City of Fairfield has not taken a formal position on the prospective new development in eastern Solano County. However, the prospective development raises several questions about potential impacts on Fairfield. This response outlines those questions and potential concerns (in no specific order).

1. Fairfield has questions about the impacts the development could have, long-term, on Travis Air Force Base (TAFB). The Travis Compatible Infrastructure (TCI) zone identified within the initiative allows for various uses, such as solar and information communications technology, that have traditionally been at odds with the operation of Air Force installations. While the initiative language in the TCI (pgs. 42-43) includes a requirement that TAFB confirm acceptance for uses, military installations traditionally do not weigh-in on local land use decisions. As such, any prospective future development within the zone places TAFB in a position of weighing in on local land use decisions.
2. The initiative appears to identify areas where residential development may be allowed within Zone C of the TAFB Land Use Compatibility Plan (TLUCP) managed by the Solano County Airport Land Use Commission. The initiative states that, "Where consistent with the Travis AFB Land Use Compatibility Plan, NMU [Neighborhood Mixed Use] allows for a range of housing types resulting in a minimum density of 20 dwelling units per acre averaged across all residential development sites..." Without further detail on how the initiative may address limitations of residential development where inconsistencies exist, it leaves questions about the viability of residential development within Zone C.

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Further, Zone C expressly prohibits uses for sensitive populations, such as schools, day care centers, and libraries. The NMU states it is predominantly residential where residents should be no more than one-half mile from schools. Without further detail, it poses additional questions about how residential is compatible with Zone C, based on the NMU standards.

3. Section 4 of the initiative identifies a variety of "Voter Guarantee" commitments that will be legally bound on the developer by a Development Agreement negotiated with Solano County. One of the guarantees is a \$200 million Solano Downtowns program whereby California Forever will invest in the downtowns of existing cities within the county. However, this raises questions as to the negotiation process and specific details that may be negotiated between the County of Solano and California Forever on behalf of the cities. In Fairfield's case, what input and or negotiating authority will the city have for the details of investment within Downtown Fairfield?

The language of Section 4.C. of the initiative refers to the Solano Downtowns commitment as a commercial investment. The initiative requires all investment to be proportional to each city based upon population. The initiative links 2/3rds of the funding to completion of residential units and 1/3rd to commercial development. Section 4.B.3 provides an example of 10% of total development for residential commercial for 50,000 residents, then the investment is \$20 million. Fairfield represents approximately 26% of total County population. In the example provided, this results in a \$5.2 million investment in Downtown Fairfield. However, what happens in a year, or years, where that aggressive level of development activity is not achieved? If the level of development in the new community does not reach a level where a commercial investment is feasible in Downtown Fairfield, how does California Forever plan to honor the commitment to invest annually?

4. Traffic along Highway 12 through Fairfield and Suisun City, particularly at peak hours, is currently highly impacted. We have serious questions about the impact of the project on added traffic congestion along Highway 12. Without a traffic analysis, which is typically required of a development project prior to a vote for approval, it is difficult to comment on how additional traffic may impact Fairfield. If approved by voters, what responsibility will Solano County have to mitigate all impacts of the project, either by direct improvements required of California Forever or through appropriately set traffic impact fees collected by the County?
5. What impacts will the new community's solid waste collections have on existing landfill operations within the region? The initiative sets respectable goals for diversion and on-site processing of organics to limit impacts on greenhouse gas emissions. However, not all solid waste is divertible, and inevitably, some waste will require the use of landfill sites.
6. What economic externalities could impact existing communities such as Fairfield when development of the new community begins? For example, inflationary pressures on the cost of

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construction have already impacted capital improvement projects and development within Fairfield. With California Forever's immense financial resources and plans for aggressive development timelines, it is fair to raise concern over the near term impacts their development could have on pricing for other projects within the region.

7. What impacts do the land holdings of California Forever have on available environmental conservation land to mitigate unavoidable impacts for projects elsewhere within Solano County? For example, Fairfield has heard anecdotal concerns raised by the development community that certain habitats identified within the Multi-Species Habitat Conservation Plan are entirely controlled by California Forever. This means that planned projects could be impacted by an inability to mitigate unavoidable impacts through acquisition of land for conservation.

Respectfully,



DAVID J. GASSAWAY

City Manager

DJG/kb