

CITY OF FAIRFIELD

RESOLUTION NO. 2016-___

A RESOLUTION OF THE CITY OF FAIRFIELD AMENDING CERTAIN PROVISIONS OF THE GENERAL PLAN TO REVISE THE URBAN LIMIT LINE AND AMEND AND REAFFIRM CERTAIN GENERAL PLAN POLICIES TO ALLOW PROPERTY LOCATED NEAR I-680 AND GOLD HILL ROAD TO BE ANNEXED INTO THE CITY FOR AN OPEN SPACE PRESERVE AND INTERPRETIVE CENTER

THE PEOPLE OF THE CITY OF FAIRFIELD DO RESOLVE AS FOLLOWS:

SECTION 1. Purpose and Background

- A. Purpose.** The purpose of this Resolution is to allow a 278 acre property near 1-680 and Gold Hill Road (illustrated for informational purposes in Exhibit B and hereinafter the "Property"), to be annexed into the City of Fairfield as an open space preserve and interpretive center. The proposed preserve would celebrate and provide habitat to a variety of birds that migrate along the Pacific Flyway as well as visitor features such as paths, boardwalks, a visitor/interpretive center with ancillary gift shop and food service facilities, and a theater for educational activities. This Resolution amends the General Plan to revise the Urban Limit Line to include the portion of the Property that would require the provision of City services, reaffirms the General Plan Land Use designation of the Property as "Open Space Conservation," and amends and expands upon General Plan policy regarding future uses of the Property as a land preserve.
- B. Urban Limit Line.** In June 2002, the City of Fairfield adopted a set of comprehensive General Plan amendments designed to protect the unique character of Fairfield. The General Plan included an Urban Limit Line that was adopted in order to promote development within City limits and protect open space and agricultural areas outside the Urban Limit Line from encroaching urban sprawl.
- C. Measure L.** On November 4, 2003, the voters of the City of Fairfield approved "Measure L," which provided that any amendments to the Urban Limit Line must be approved by the voters. In order the annex the Property into the City and provide City services to the proposed land preserve, the voters must approve a revision to the Urban Limit Line.

- D. **Consistency with General Plan.** This Resolution, which allows the provision of City services to the Property while reaffirming that it may only be used in a manner consistent with its Open Space Conservation designation, is consistent with General Plan policies discouraging urban sprawl and directing residential and commercial development within the City limits of the City of Fairfield.
- E. **Exhibits.** This Resolution includes exhibits, which are attached and made a part of this Resolution. Exhibit A is an amended General Plan Land Use Diagram and illustrates the Urban Limit Line as amended by this Resolution. Exhibit B is a map of the Property, located at Gold Hill Road and I-680. Exhibit B is provided for informational purposes only and is not adopted by this Resolution as part of the General Plan.

SECTION 2. General Plan Amendments.

The City of Fairfield General Plan (hereinafter "General Plan") shall be amended as follows:

- A. **Urban Limit Line Amended If Future Conditions Are Met.** The Urban Limit Line shown on the General Plan Land Use Diagram shall be amended as shown in the General Plan Land Use Diagram attached as Exhibit A upon the final approval of a conditional use permit on or before December 31, 2026 for educational facilities and a visitor or interpretive center, in connection with establishment of a land preserve on the Property. Approval of a conditional use permit for the Property shall be subject to the requirements of the California Environmental Quality Act.
- B. **Open Space Conservation Designation.** The designation of the Property as "Open Space Conservation" in the General Plan is hereby reaffirmed and readopted, as shown in the General Plan Land Use Diagram attached as Exhibit A.
- C. **Open Space Element Amendments.** General Plan Open Space Policy OS 9.4 shall be amended to read as follows:

"Policy OS 9.4

No development is permitted on the east side of I-680 between Parish Road and the Cordelia historic area, except that the City may allow, upon approval of a conditional use permit on or before December 31, 2026, development of educational facilities and a visitor or interpretive center in connection with a land preserve including restored wetlands and open space on property within the Urban Limit Line."

- D. Annexation Proceedings.** Notwithstanding any other provision of the General Plan, the City may initiate proceedings to annex the Property into the City of Fairfield before the amendment of the Urban Limit Line takes effect.

SECTION 3. Effective Date and Expiration.

This Resolution shall be effective immediately upon adoption by the voters. If no conditional use permit is issued by or on December 31, 2026 for the Property, the proposed revision to the Urban Limit Line shall not take effect and the amendments to the General Plan in Section 2 of this Resolution shall expire and have no further force or effect.

SECTION 4. Severability and Interpretation.

This Resolution shall be broadly construed in order to achieve the purposes stated herein. This Resolution shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Resolution is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Resolution. The voters hereby declare that this Resolution, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this Resolution is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Resolution that can be given effect without the invalid application.

SECTION 5. Amendment.

Section 2 of this Resolution may be amended or repealed only by the voters of the City of Fairfield.

Exhibit List:

Exhibit A General Plan Land Use Diagram

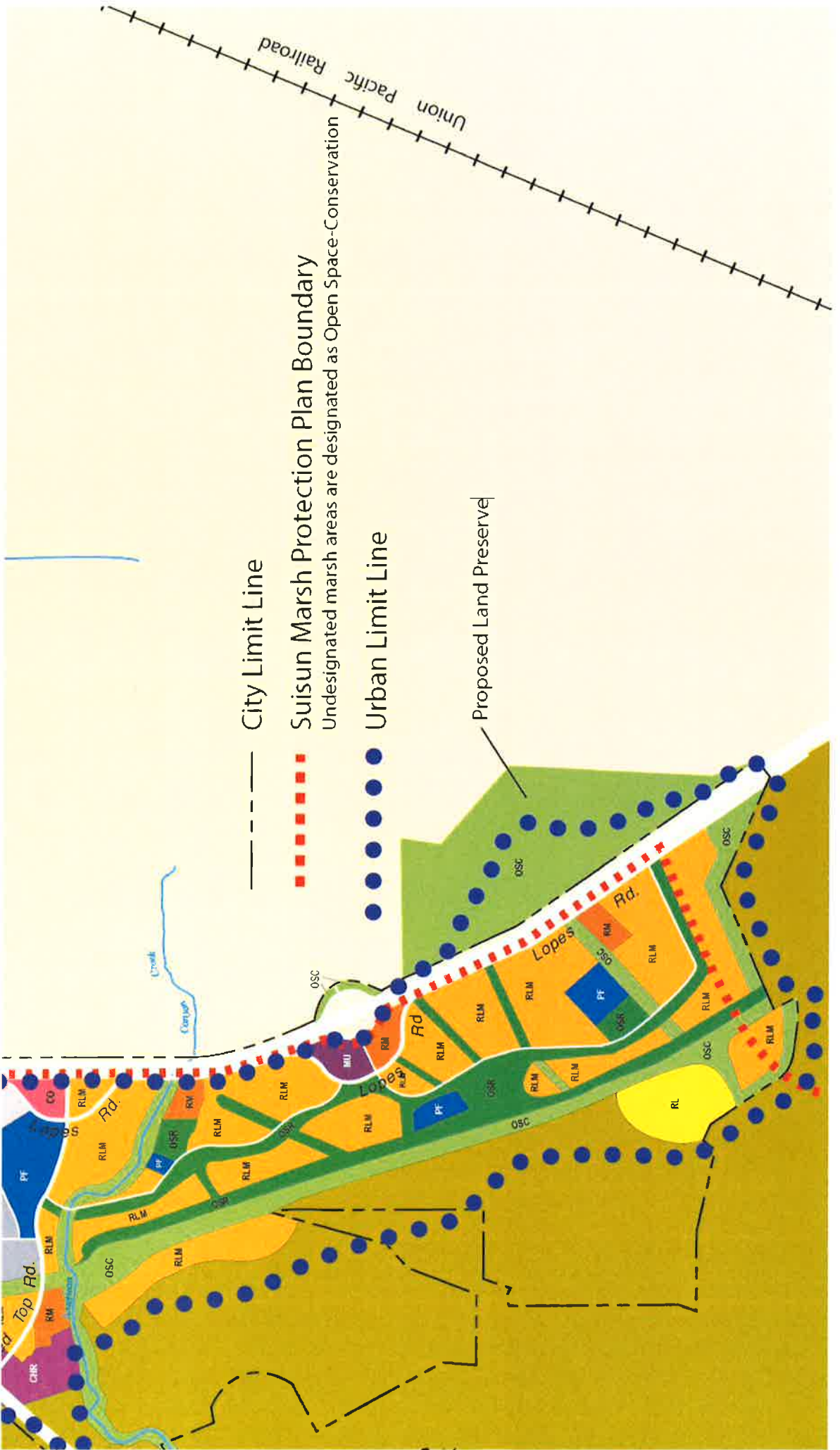
Exhibit B Map Showing Property at Gold Hill Road and I-680

PASSED AND ADOPTED by the People of the City of Fairfield, State of California, on November 8, 2016.

MAYOR

ATTEST:

CITY CLERK



City Limit Line

Suisun Marsh Protection Plan Boundary

Undesignated marsh areas are designated as Open Space-Conservation

Urban Limit Line

Proposed Land Preserve

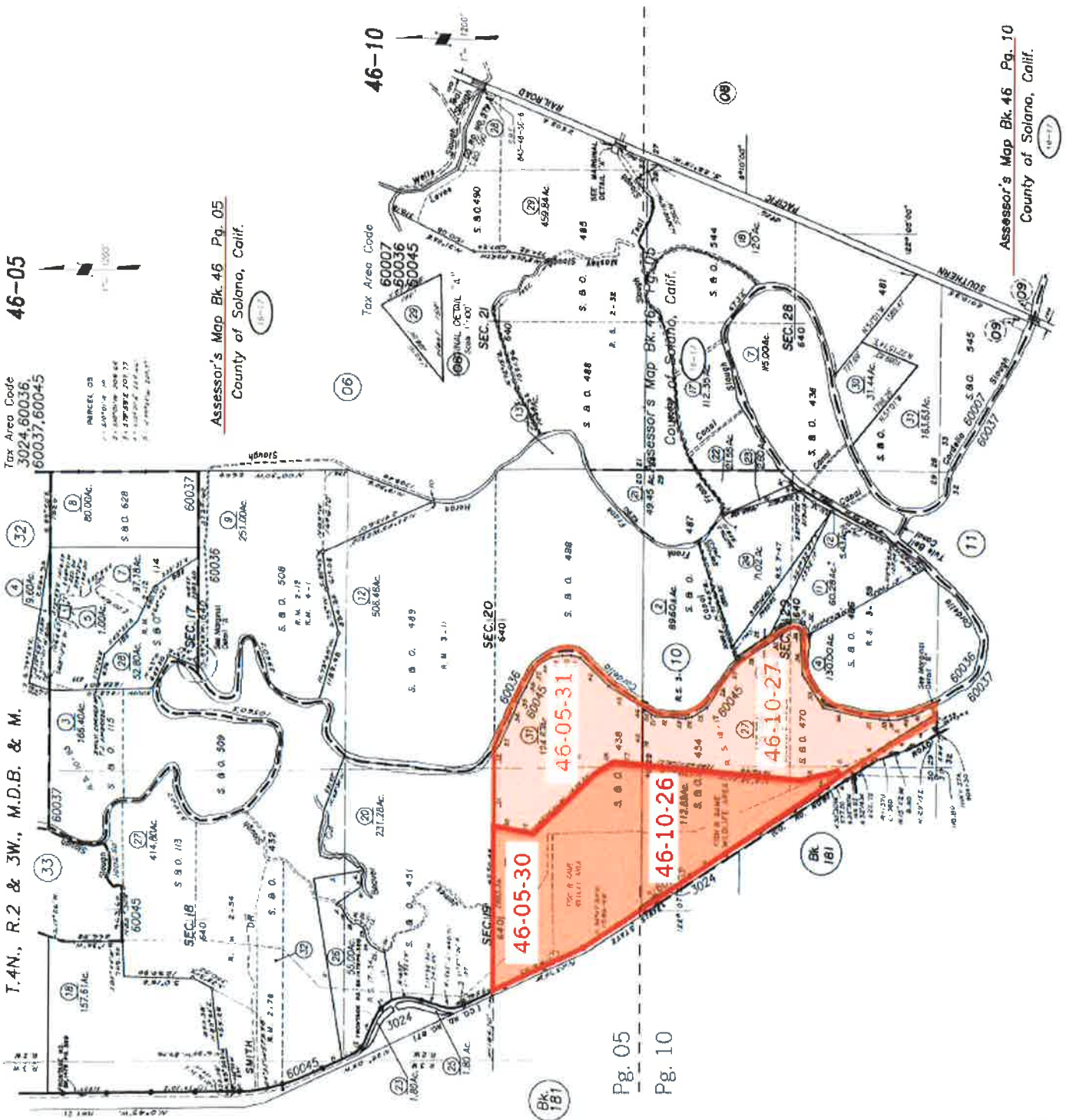
T.4N., R.2 & 3W., M.D.B. & M.

Tax Area Code
3024, 60036,
60037, 60045

46-05

PARCEL OR
1. 60036, 60037, 60045
2. 60036, 60037, 60045
3. 60036, 60037, 60045
4. 60036, 60037, 60045

Assessor's Map Bk. 46 Pg. 05
County of Solano, Calif.



46-10

Tax Area Code
60007
60036
60045

Pg. 05

Pg. 10

Assessor's Map Bk. 46 Pg. 10
County of Solano, Calif.

 GARIBALDI TRACT
PARCEL AREA