

## CITY ATTORNEY IMPARTIAL ANALYSIS OF MEASURE T

If approved by a majority of the voters, Measure T would adopt a resolution amending the City of Fairfield's General Plan to allow development of educational facilities and a visitor or interpretive center in connection with the establishment of a land preserve on property located on the east side of I-680 near Gold Hill Road in unincorporated Solano County (the "Property").

The General Plan establishes an Urban Limit Line, beyond which the City may not approve urban development requiring basic municipal services. The Urban Limit Line was approved by the voters on November 4, 2003, and amendment of the Urban Limit Line requires voter approval.

The proposed amendment would redraw the Urban Limit Line to include the Property as shown on the Land Use Diagram attached to the measure. The Property is currently proposed to be developed as a land preserve to provide habitat for birds that migrate along the Pacific Flyway, with restored wetlands, educational facilities, and a visitor or interpretive center (the "Project"). This amendment to the Urban Limit Line would not take effect until the City approves a conditional use permit ("CUP") for the Project, which would be subject to the requirements of the California Environmental Quality Act. Once the Urban Limit Line is amended, the Property may be annexed into the City of Fairfield.

In addition, the amendment would reaffirm the Open Space Conservation land use designation of the Property under the General Plan. The Open Space Conservation designation includes "areas having significant open space value that are not used for active recreation (such as the Suisun Marsh)." The Open Space Conservation designation would allow the City to zone the Property as "Open Space Conservation" under the City's zoning code. Land preserves are allowed in the Open Space Conservation zone.

The amendment revises General Plan Open Space Policy OS 9.4 to provide that no development shall be permitted on the east side of I-680 between Parish Road and the Cordelia historic area, except that the City may approve the proposed Project with a CUP.

The resolution provides that if a CUP is not issued for the Property by December 31, 2026, the proposed amendment to the Urban Limit Line would not take effect and the other amendments to the General Plan set forth in this Measure would expire and have no further force or effect.

A "yes" vote is a vote to amend the Fairfield General Plan to allow the City to consider an application to develop a land preserve with restored wetlands, educational facilities, and a visitor or interpretive center on the Property and to allow the Property to be annexed into the City of Fairfield.

A “no” vote is a vote to maintain the existing Urban Limit Line in the Fairfield General Plan which would preclude the development of the Property as a land preserve with restored wetlands, educational facilities, and a visitor or interpretative center within the City of Fairfield.

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City of Fairfield