

FEATURED SITE #18 FAIRFIELD, CA

Site Name	Canon Station Area - Fairfield
Moving Solano Forward Tier	3
Site Location (street address, intersection or location coordinates)	New McCrory Road & Petersen Road
City, County	Fairfield, Solano County
APN	
Unincorporated area (Y/N)	No
If in incorporated area, name of city	Fairfield, California
Publicly/Private Owner	Private
Number of Owners	1
List owner (s) names	Canon Station Partners LLC
If appropriate, Real Estate representative (contact information)	Frank Andrews: 707-426-0100, fandrums@asbproperties.com
City Contact (s)	City of Fairfield, Economic Development Dept., 707-428-7462, econdev@fairfield.ca.gov
Is site located in an industrial park?	No
Former Use (s)	N/A
Neighboring Uses	Open space
Total Site Acreage	108.6
Developable Acreage (estimate)	
Site Dimensions	Various
Additional Acreage Available (specify acreage)	203.7
Acreage within flood plain/floodway	None
Reported Asking Price	N/A

LEGEND TIERS:

¹Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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Reported Lease Rate/Terms (if applicable)	N/A
Current Zoning Designation	Industrial Limited (IL)
Zoning Authority	City of Fairfield
Restrictive Covenants	Yes
Name of road directly serving site	New McCrory Road
Number of lanes of road directly serving site	4
Nearest Interstate or Limited Access Highway	Interstate 80 and Highway 12
Distance	Interstate 80: 8.39 miles Highway 12: 6.95 miles
Is Rail adjacent to the site?	Yes
If yes, name of rail provider serving site	Union Pacific and California Northern Railroad
Nearest Rail Transload Facility	Industrial Transloading, Sacramento and Port of Stockton
Distance	Sacramento: 50.5 miles Port of Stockton: 55.5 miles
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	1.65± miles (as crow flies)
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Fairfield
Line Size	14"-16"
Distance to site	To be in street
Static and residual line pressure (PSI)	Static: 70 PSI Residual: 60 PSI
Flow in gallons per minute	1,163 GPM
Water treatment plant capacity (MGD)	
<ul style="list-style-type: none"> • total (design) capacity 	56.7 MGD

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• annual average daily use	16 MGD
• peak demand	32.7 MGD (July 2013)
• excess (available) capacity	24 MGD
Name of Wastewater Provider	Fairfield-Suisun Sewer District
Line Size	8"
Distance to site	To site
Specify if service is gravity or force main	Force main
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	23.7 MGD
• annual average daily use	16 MGD
• peak wet weather capacity	53 MGD
• excess (available) capacity	13.7 MGD
Telecommunication Provider (s)	AT&T
Describe known service at site	To be determined
Fire Insurance Rating at Site	3
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	1.1% bi-annually
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	

Featured Site: **Canon Station Area**

Location: New McCrory Road and Petersen Road, Fairfield, California

