



Prospect CBIS08060MK – Solar Products Confidential Site/Building Search

Due Date: October 10, 2008

52 Acre Site
Busch Corporate Park
Fairfield, California

Please provide the following:

- ▶ State/Municipal Agency Name: City of Fairfield, California
- ▶ Primary Contact Name and Title: Curt Johnston, Assistant Director
- ▶ Address: 1000 Webster St, 2nd Floor, Fairfield, CA 94533
- ▶ Phone Number: (707) 428-7445 / (707) 249-1667 cell
- ▶ Fax Number: (707) 428-7621
- ▶ Email Address: cejohnston@ci.fairfield.ca.us

I. LOCATION

- a. City: **Fairfield**
- b. County: **Solano County**
- c. State: **California**

II. GREENFIELD SITE CHARACTERISTICS

- a. Acreage: 52 Acres
- b. Minimum Divisible Acreage: 5 Acres
- c. Price: Negotiable
- d. Number Of Parcel/Owners: One
- e. Owner/Broker Contact: Grubb and Ellis, Chris Petrini (925) 274-2432
- f. Current/Prior Uses: Vacant Land
- g. Surrounding Land Uses (all sides): Existing commercial/industrial complex, agriculture, vacant land and Anheuser-Busch brewery.
 - i. Distance to closest residence: No residences in the vicinity within the City limits
- h. General Soil Type: Alternating layers of soft to stiff fine sandy clays, clayey silts and clayey sands to 20 foot depth.
 - i. Is rock prevalent in the area? No
 - ii. Any known unusual soil conditions? No
- i. Topography (minimum/maximum elevation): 22' to 28'
- j. Source of Topographic Elevation Data: City of Fairfield Public Works Department
- k. Seismic Design Category: D
- l. Current Title Report Available: Yes
 - i. Have the mineral rights been severed? Limits on mineral and water
- m. Owner(s) Identified as Willing Seller(s)? Yes
- n. Offered for Sale and/or Lease? Yes

III. JURISDICTION AND ZONING

- a. Municipal Jurisdiction: City of Fairfield
- b. Is Site in the City Limits? Yes
 - i. If no, is annexation necessary? NA

- ii. Approximate time required: NA
- c. Current Zoning of Site: Limited industrial
 - i. Does Current Zoning allow for Manufacturing? Yes
 - ii. If needed, approximate time to rezone: Not Applicable
 - iii. Building height limit: 50 ft, with increases allowed via use permit
 - iv. Land to building coverage ratio: 0.6
- d. Zoning of Surrounding Tracts
 - i. North: Limited Industrial
 - ii. South: Limited Industrial
 - iii. East: Outside City Limits (agricultural use)
 - iv. West: Limited Industrial
- e. Restrictive Covenants: CC&Rs from Busch
- f. Business Park Association Fees? No
- g. Is Site Currently in TIF District, Redevelopment District, or Other? Redevelopment Project Area and Lighting and Landscape Maintenance District
- h. Air Permitting Authority: Bay Area Air Quality District

IV. SITE ACCESS

- a. Distance To Interstate Highway: 1.5 miles to I-80
- b. Distance To Local Or State Highway: .5 miles to Highway 12
- c. Access Route For Trucks: Chadbourne Rd to Cordelia Rd
 - i. Road Name: Chadbourne Road/ Cordelia Road
 - ii. Condition: Good
 - iii. Weight Limit: State mandated limited, except on Cordelia Road, west of Hale Ranch Road where the limit is 14,000 pounds (City Code 11.5.8)
- d. Improvements Required: None
 - i. Cost Of Improvements: NA
- e. Rail Service Available/Provider/Distance from Site: Yes

V. FIRE AND POLICE PROVIDER

- a. Fire Protection Provided by: Fairfield Fire Department
 - i. Distance from Site: 7 Miles
 - ii. ISO Rating: 3

- b. Police Protection Provided by: Fairfield Police Department
i. Distance from Site: 5 Miles

VI. TAXES

- a. Real Property Tax Rate: The average county property tax rate is 1.2%
i. Assessment ratio: Assessed value multiplied by tax rate.
ii. Tax valuation formula: Assessed value is calculated at 100% of market value as defined by Article 13A and may be adjusted upward of no more than 2% per year unless the property is sold or transferred.
iii. Current valuation: \$8,242,462
iv. Current annual real property tax of site: \$20,821.04
- b. Personal Property Tax Rate: Personal property used in a trade or business is generally taxable, and its cost must be reported annually to the assessor on the business property statement as provided in Revenue and Taxation Code Section 441. Personal property is not subject to the valuation limitations of Proposition 13. It is valued each lien date at current fair market value. Generally, the valuation of personal property is based on the acquisition cost of the property. The acquisition cost is multiplied by a price index, an inflation trending factor based on the year of acquisition, to provide an estimate of its replacement cost new. The replacement cost new is then multiplied by a depreciation index, also called percent good tables, to provide an estimate of the depreciated replacement cost of the property (replacement cost new less depreciation). The replacement cost new less depreciation value becomes the taxable value of the property for the fiscal year.
Assessment ratio: _____
i. Tax valuation formula: _____
- c. Inventory Tax Rate: Not Applicable
i. Assessment ratio: Not Applicable
ii. Tax valuation formula: Not Applicable
- d. Effective Corporate Income Tax Rate: 8.84% of net income (flat rate)
- e. Total Sales Tax Rate: 7.375%
i. State portion, local portion: 7.25%
ii. Local portion: 0.125%
- f. Utility Taxes: _____

- g. Roll Back Taxes on Site?: _____
- h. Existing Tax Abatements, Other Incentives Currently in Place _____
- _____

VII. AIRPORT

- a. Name of Local Airport: Napa Valley Airport
- i. Distance from Site: 10 miles
- ii. Runway Length: 5,931 Feet x 150 Feet – Lighted
- b. Name of Nearest Commercial Airport: Oakland International Airport
- i. Distance from Site: 45 Miles
- ii. Hub Status: _____
- c. Is the Proposed Site in the Flight Path of an Existing Airport? No

VIII. DRAINAGE/FLOOD CONTROL/ENVIRONMENTAL

- a. In non-attainment air quality zone? (identify yes/no for each)
- i. Ozone: Yes
- ii. Carbon monoxide: No
- iii. SOx; No
- iv. Particulate matter: Yes
- b. Any Floodway or Critical Flood Zone?: No
- c. In 100-Year or 500-Year Floodplain?: No
- d. Creek/Drainage Ditch/Streams on Site: Yes
- e. Obvious or Known Wetlands, Endangered Species or Historic Site: None

IX. WATER

- a. Provider: City of Fairfield
- b. Contact Name and Phone Number: Rick Wood, Assistant Director (707)428-7481
- c. Distance to Main: On Hale Ranch Road and will be on Cordelia Rd
- d. Main Size and Pressure: 24" diameter on Hale Ranch Rd, 36" diameter on Cordelia Rd. Over 75 PSI.
- e. Cost of Extension: Varies, depending on service. If large service, will tap the main. If not, will be a service line off of the main.
- f. Connection Fees or Pro Rata charges: Depends on meter size.

- g. Water Usage Cost: \$2.14 / 1000 gallons
- h. Reclaimed Water Cost: \$1.95 / 1000 gallons, negotiable

X. SANITARY SEWER

- a. Provider: Fairfield-Suisun Sewer District
- b. Contact Name and Phone Number: Donna Dessoir, (707) 429-8930
- c. Nearest Main: 900'
- d. Main Size: 15" sewer line
- e. Connection Fees or Pro Rata Charges: Based on volume of flow, biological oxygen demand and suspended solids.
- f. Usage Rates for Sanitary Sewer (\$/1000 gallons): Sewer service charge will depend on amount and type of discharge.

XI. ELECTRICITY

- a. Provider: Pacific Gas and Electric Company
- b. Contact Name and Phone Number: Mark Nava, 916-386-5028
- c. Distance to Distribution Feeder: 2 lines. One is 200 ft, the other is 800 ft
- d. Electricity Costs (\$/kWh): Cost of electricity will depend on the amount and time of usage. Large users that qualifies for the E-20 rate schedule is charged an average rate of \$.0888 per kWh.

XII. NATURAL GAS

- a. Provider: Pacific Gas and Electric Company
- b. Contact Name and Phone Number: Mark Nava, 916-386-5028
- c. Distance to Line: 700 ft
- d. Natural Gas Rates (\$/MCF): PG&E bills gas usage on therms and will depend on the amount of usage. A very large user will be charged an average of \$.84469/therm.

XIII. MAJOR EMPLOYERS

- a. Top 10 Manufacturing Employers
- | | | |
|---------------------------|-------------|---------------|
| Anheuser-Busch Brewery | Beverage | 465 employees |
| Jelly Belly Candy Company | Confections | 400 employees |

Pride Industries	Service	400 employees
Professional Hospital Supply	Hospital Supply	292 employees
Abott Labs	Nutritional Foods	240 employees
Ball Metal Containers	Beverage Cans	182 employees
Amcor PET	Plastics	140 employees
Duracite	Granite	125 employees
Sunnyside Farms	Dairy Products	120 employees
Rexam	Beverage Cans	100 employees

b. Top 10 Distribution Center Employers

St. Gobain	Wine Bottles
Owens Brockway	Wine Bottles

c. Top 10 Employers Overall

Travis Air Force Base	Military base	14,904 employees
County of Solano	Government	3,000 employees
Fairfield-Suisun School District	Education	2,300 employees
NorthBay Medical Center	Hospital	1,301 employees
City of Fairfield	Government	650 employees
Solano Community College	Education	650 employees
Anheuser-Busch Brewery	Beverage	465 employees
Westamerica Bank	Banking	450 employees
Jelly Belly Candy Company	Confections	400 employees
Pride Industries	Service	400 employees

XIV. INCENTIVE PROGRAMS

Property Tax Rebate: The City will consider annual rebate of property taxes within Redevelopment Project Areas. The amount and timing of the rebate is to be negotiated based upon on the company’s needs, as well as the amount of capital investment in the community. The City has provided property tax rebates to three companies within the recent past. Approval of tax rebates is by the Fairfield City

Council/Redevelopment Agency Board within approximately 60 days of the completion of negotiations.

Deferral of Fees: The City has deferred the payment of water connection fees and AB1600 fees until a certificate of occupancy is issued for a facility. This would apply to certain types of new facilities constructed or expansion of an existing manufacturing facility in which the size of the existing utility services are increased or water or sewer requirements change.

Employment Training: The City has a strong working relationship with the State Employment Training Panel (ETP), County Workforce Investment Board (WIB) and local Employment Development Department. We work to ensure that a company qualifies for the maximum amount of training reimbursements throughout the WIB and ETP. The ETP provides reimbursements for training costs at an average of approximately \$2,000 per employee. Fixed-fee training hourly reimbursement rates range from \$15 to \$22 per hour per employee. New hires are eligible for up to \$4,740 in training reimbursements.