

## III. CORDELIA AREA COMMUNITY ANALYSIS

### A. EXECUTIVE SUMMARY

The Cordelia area is a new, emerging community located at the nexus of one of the Bay Area region's most heavily used transportation hubs, the intersection of Interstate Highways 80 and 680. The service area includes both land that is part of the City of Fairfield and unincorporated land administered by Solano County.

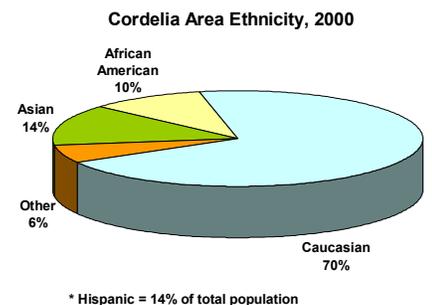
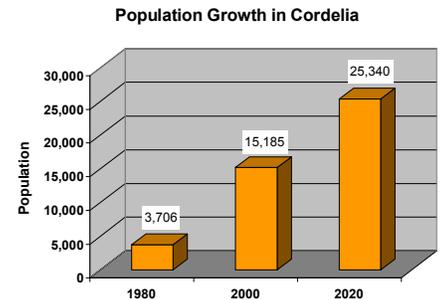
Growth has been dramatic over the past twenty years, increasing from 3,706 in 1980 to the current service population of 15,185 people, with 12,018 people actually living within the Fairfield city limits and 3,167 living in Solano County's unincorporated area. At build-out, the population is expected to reach an estimated 25,340. Of this 25,340 population, 23,481 will live within the Fairfield city limits. Key factors in the rapid growth in the area have been the availability of attractive, affordable new home construction and quick access to major freeways for commuters.

Neither the community's infrastructure nor regional transportation planning has kept pace with the rapid growth in Cordelia. Residents have become increasingly vocal in their requests for improved public services as well as mitigation of the impacts of tremendous through-traffic by commuters traveling between the central Bay Area and outlying districts east of Fairfield. The Cordelia Area Task Force, created in 2000, after a broad community-based input process, presented a series of recommendations to the Fairfield City Council in 2001, including the need for a public library in the Cordelia area.

Current community development projects for the area include a new high school that opened in Fall 2001, shopping and retail centers in North Cordelia, and several hundred thousand square feet of office/retail construction.

The demographic profile of Cordelia area residents reveals a community primarily of families, many with school-age children. Over 33% of the population is 19 years of age or younger. In 2003/04, 4,066 students will be enrolled in the area's five schools. A sixth school – an elementary school to serve the growing Southbrook area – will open in 2006. 70% of the adults are married. 69% of the population is White, 14% Asian, 10% Black or African American and almost 14% Hispanic (of all races). A significant number of the Hispanic population work and reside in the rural environs of the service area, and many live in households where English is the second language.

Overall, Cordelia residents are well educated, with 39% of adults holding a post-secondary degree. Almost 40% of the households have an annual income of at least \$75,000 although over 10% of families live below the poverty level. The median household income level in 2001 was \$64,975.





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The maps on the following pages outline the Cordelia service area, along with major transportation routes, schools and other features.

The service population is clustered in several areas. The highest density populations are found in two locations: 1) in North Cordelia, located north of Interstate 80 in the neighborhood, and 2) in South Cordelia, located south of Interstate 80 and west of Interstate 680. Most of the retail and commercial growth in the area, as well as much of the planned residential growth, is occurring in North Cordelia. The area known as “historic Cordelia” is located east of Highway 680 in an unincorporated area. Most of the rural residential populations are located to the north, in Green Valley, Suisun Valley, Gordon Valley and the Rockville area.

The current population within the service area is 15,185, according to the 2000 U.S. Census. Of that 15,185 population figure, 12,018 live within the Fairfield city limits. The mix of city and county land within the area and lack of congruence between census tracts and populated areas create a challenge in defining the anticipated service population in 2020. The Association of Bay Area Governments 2020 projection for the area is 25,340 people.

For this study, the service area population in 2020 was derived using the ABAG projected population of the three census tracts that cover the Cordelia area, minus the population in the easternmost block groups of census tract 2523.05, since those block groups are located in central Fairfield. The adjusted population projection for the service area, therefore, is 25,340 people by the year 2020. Of that 25,340 population, City of Fairfield staff calculates that 23,481 will live within the Fairfield city limits.

The team established the boundaries described above by identifying the populations that could reasonably be expected to use a new library located in the central Cordelia area, if it existed, rather than the Fairfield or the Suisun libraries.

*“If the library were closer we would go more often.”*

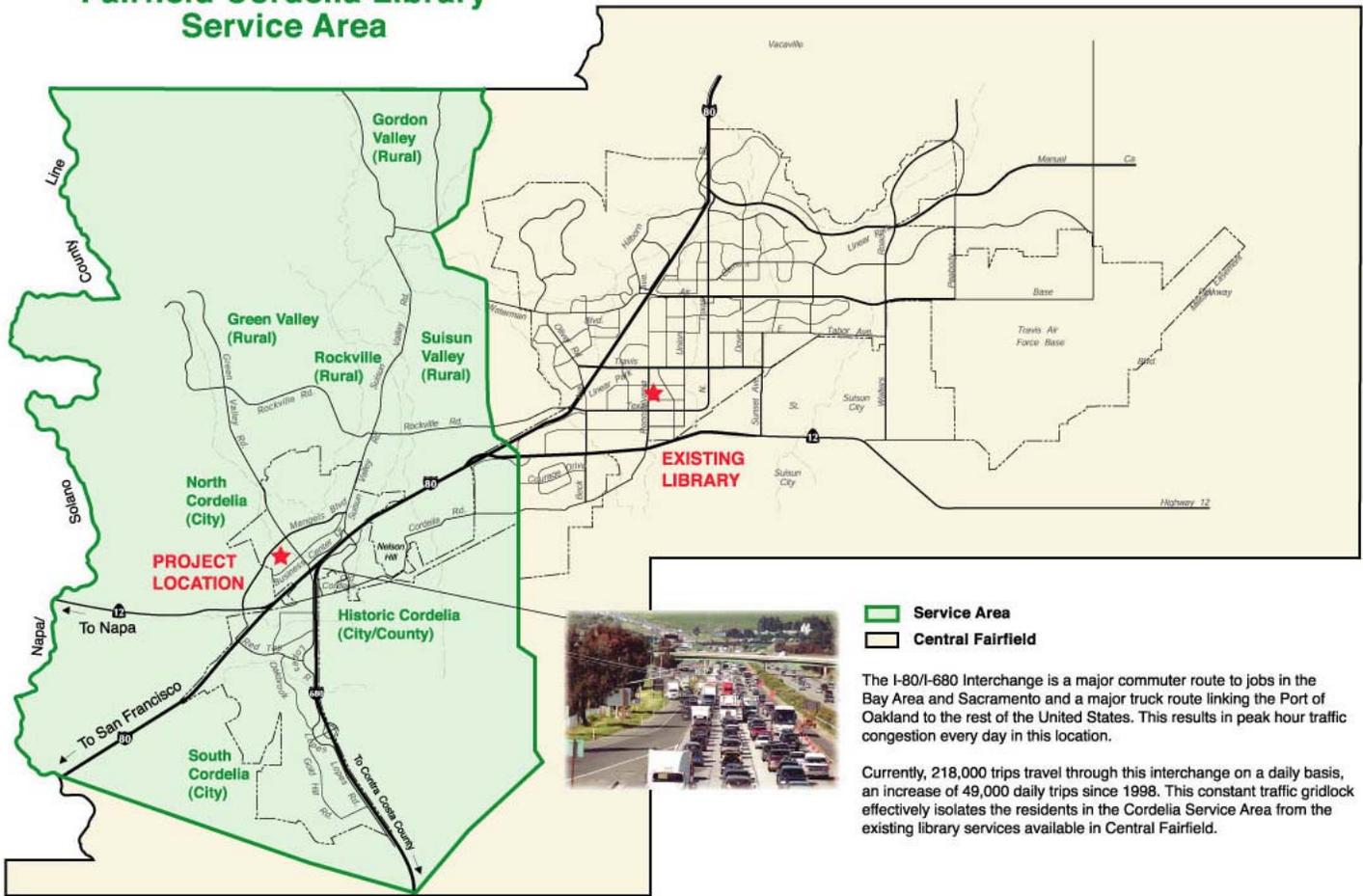
*“The library is so far it is inconvenient.”*

- Cordelia/Green Valley Residents  
Winter 2001/2002 Survey



# COMMUNITY ANALYSIS

## Fairfield Cordelia Library Service Area

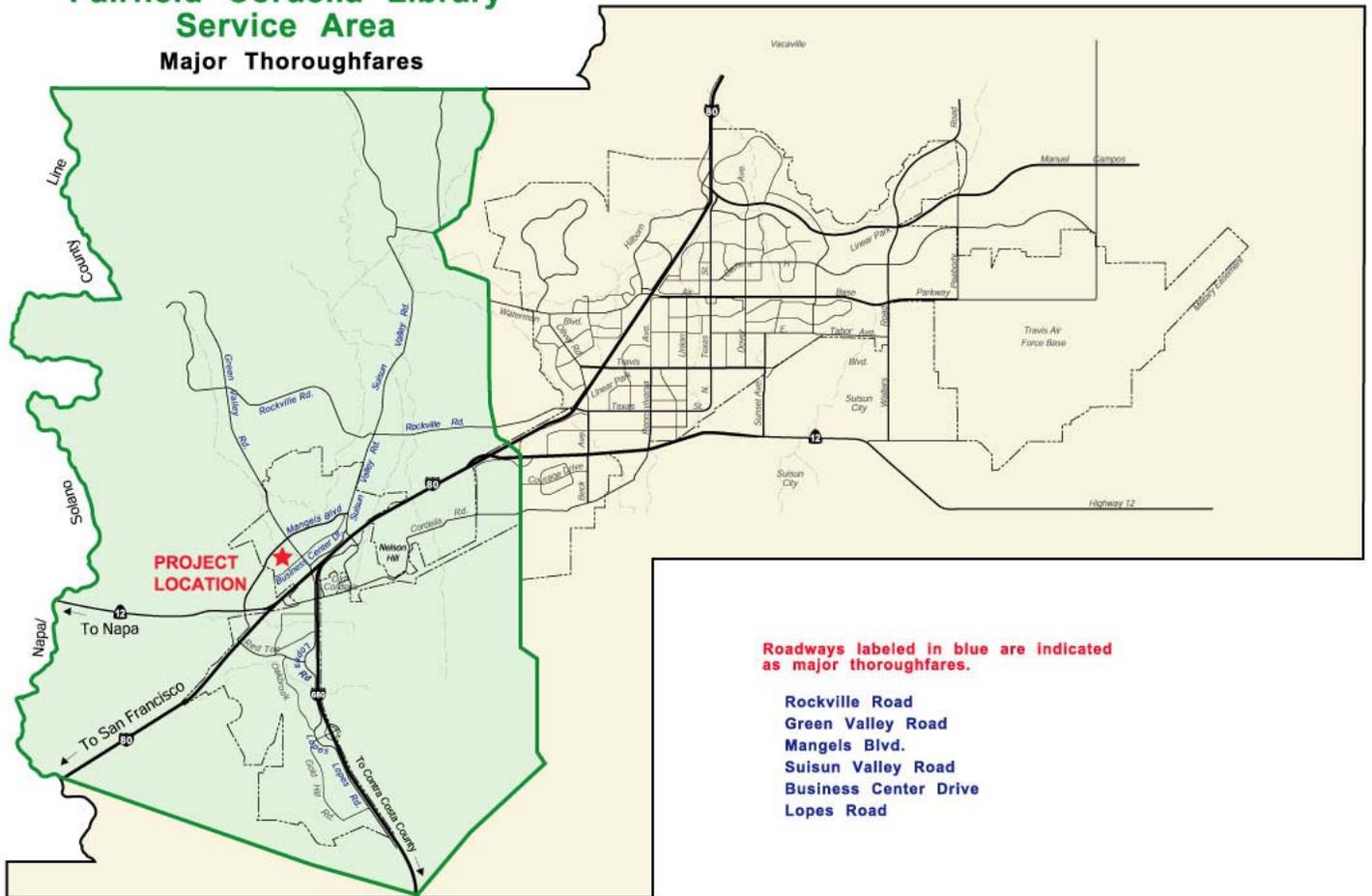


- ▭ Service Area
- Central Fairfield

The I-80/I-680 Interchange is a major commuter route to jobs in the Bay Area and Sacramento and a major truck route linking the Port of Oakland to the rest of the United States. This results in peak hour traffic congestion every day in this location.

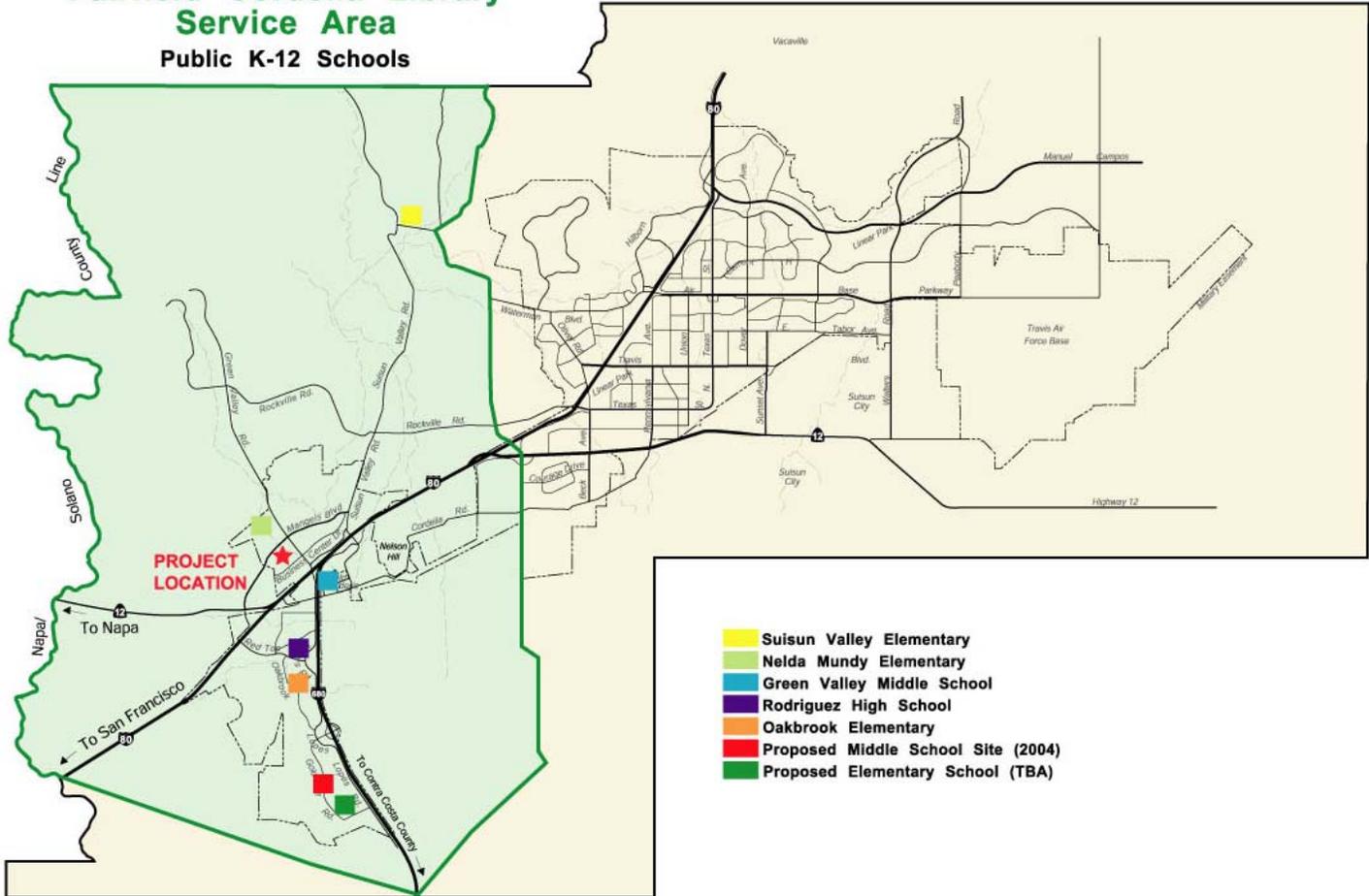
Currently, 218,000 trips travel through this interchange on a daily basis, an increase of 49,000 daily trips since 1998. This constant traffic gridlock effectively isolates the residents in the Cordelia Service Area from the existing library services available in Central Fairfield.

## Fairfield Cordelia Library Service Area Major Thoroughfares



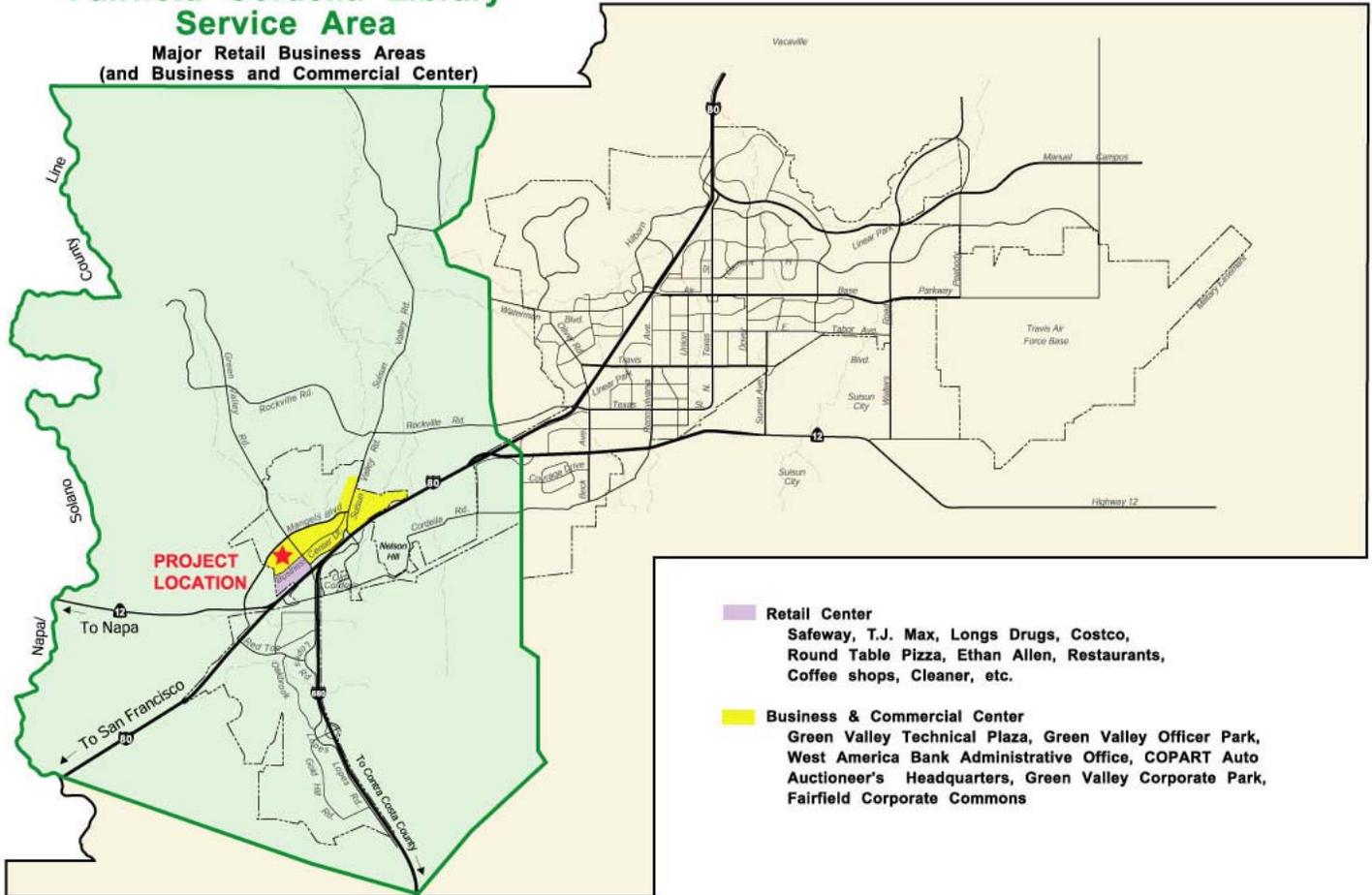
# COMMUNITY ANALYSIS

## Fairfield Cordelia Library Service Area Public K-12 Schools



## Fairfield Cordelia Library Service Area

Major Retail Business Areas  
(and Business and Commercial Center)



# COMMUNITY ANALYSIS

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## C. GOVERNMENT AGENCIES AND OFFICIALS

### County of Solano

#### Solano County Board of Supervisors

The Board of Supervisors adopted the Solano County Library Facilities Master Plan on March 6, 2001, which identified a new library for the Cordelia area as the first priority project for the Fairfield area. On June 11, 2002, the Board certified, as part of the Library Construction Bond grant application, that the County commits to provide library services at the facility for forty years and ensured existing revenues will cover the costs required to operate the facility. The Board also approved the joint-use operating agreement developed by the Library, the City of Fairfield and the Fairfield-Suisun Unified School District on May 28, 2002.

#### John Silva, Solano County Supervisor for District #2,

Supervisor Silva represents the Cordelia area. As a Supervisor, he has been a supporter of the Solano County Library, seeing the library as a service that adds value to the community's quality of life. Supervisor Silva's district was recently redrawn due to county redistricting. He is currently orienting himself to the needs of the Cordelia area, including the community's library service needs.

#### Duane Kromm, Solano County Supervisor for District #3,

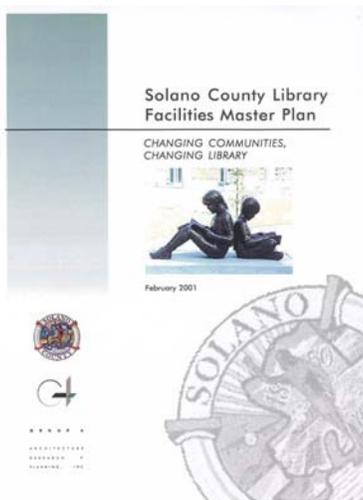
Supervisor Kromm represents Fairfield on the Board of Supervisors. Supervisor Kromm participated in the Visioning Workshop held as part of the Facilities Master Plan project. He has been a supporter of the Solano County Library and of the need for a library in the Cordelia area as he represented that area prior to re-districting.

#### Solano County Library

Direct services and administrative staff serve on the project planning team, guide the needs assessment and programming processes, provide background information of projected staffing needs and operational costs of the new library and will be a partner to the joint-use service project developed among the County Library, Fairfield-Suisun Unified School district and the City of Fairfield.

#### Ann Cousineau, Solano County Library Director

Ms. Cousineau has championed the facilities planning process from its inception, advocating for the expansion of library facilities to meet community needs and working with each city served by the Library to facilitate progress toward that goal. She serves on the project planning team, directs library staff resources to support the project and facilitates communication between City of Fairfield and Solano County staffs and officials.



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## City of Fairfield

### Fairfield City Council

On October 16, 2001, the City Council adopted the recommendations of the Solano County Library Facilities Master Plan that relate to Fairfield library service and stated its support of the priorities for facility development in that Plan, including the creation of a new library in the Cordelia area as the first priority.

The Council has approval authority over every element of the project. The Council approved the Library Bond application on June 4, 2002; including the conceptual plans, the present needs assessment and the updated building program. The Council also certified the availability of local matching funds and committed to provide supplemental funds needed to complete the building project, both of which are identified in the project budget, and committed to dedicate the completed facility to public library direct service for 40 years following completion of the project. Finally, on May 21, 2002, the Council approved the joint-use operating agreement with the School District and the County, on behalf of the County Library.

### Fairfield-Suisun Unified School District and School Board

The School Board approved the joint-use cooperative agreement between the County Library, the School District and the City of Fairfield on May 23, 2002.

## D. PUBLIC SCHOOLS IN THE SERVICE AREA

Six public schools will be served by the project – four elementary schools (three existing and one planned to open in 2006), one middle school and one high school. All schools served are within the Fairfield-Suisun Unified School District. The schools are listed below. Their locations are shown on the service area maps shown on p. 24.

- Nelda Mundy Elementary School
- Oakbrook Elementary School
- Suisun Valley Elementary School
- Green Valley Middle School (existing school to be replaced by a new facility)
- Rodriguez High School
- Southbrook Area elementary school (a new facility will open in 2006)

Each of the schools has a school library, staffed by School District personnel. The most significant service need deficiencies that the school libraries face are limited service hours, limited hours of library media teachers and lack of opportunity for faculty to work cooperatively with the library media staff.



*Nelda Mundy School as seen from library site*

# COMMUNITY ANALYSIS

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Service hours, staffing and collection sizes at the school libraries are shown below.

**Table 1. School Libraries, Cordelia**

School	Open hrs/wk	Library Media Teacher Hrs	Clerical Staff Hrs	Collection Size
Nelda Mundy Elementary	15	1 day/wk	14 hrs/wk	8,000 volumes
Oakbrook Elementary	15	1 day/wk	14 hrs/wk	11,000 volumes
Suisun Valley Elem.	10	1 day/wk	7 hrs/wk	7,000 volumes
Green Valley Middle	25	2 days/wk	20 hrs/wk	9,000 volumes
Rodriguez High	35 – 40	5 days/wk	5 days/wk	8,000+ volumes

Source: Fairfield-Suisun Unified School District

## **E. COMMUNITY ORGANIZATIONS IN THE SERVICE AREA**

The Cordelia area is an emerging community with a comparatively small number of community organizations located within the service area. Cordelia residents are active in regional civic and cultural activities. As their survey and focus group comments show, many of them travel to central Fairfield, or other cities, to participate in such activities. Some are working to establish community organizations within the Cordelia area.

The following groups have been identified as community organizations already in existence within the project service area:

- Cordelia Area Homeowners Association
- Cordelia Area Task Force (in existence May 2000 – November 2001)
- Cordelia Rotary Club
- Green Valley Landowners Association
- Tri-Valley Little League
- Boy Scouts
- Girl Scouts

The immediate service need that the project will fill for these organizations will be to provide publicly accessible meeting room space. The Cordelia area is currently evolving from a bedroom community into a full-spectrum community. At present, there is limited public meeting room space available at the Solano County Office of Education (SCOE) headquarters, in North Cordelia. This space

is always fully utilized and there is a significant charge for groups that are not part of schools or local government. The Cordelia Area Task Force has opened the door to community organizing activities on many fronts, many of which require groups of community members to gather, from small committee meetings to large town meetings., Accessible public meeting space at a central location is crucial to this development.

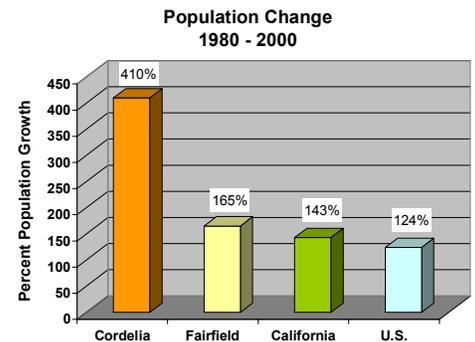
Also, demand for meeting room space among Solano County Office of Education (SCOE) constituents (teachers, administrative staff, etc.) is highly competitive, thus limiting its availability to other users. The demand for meeting space has become such a pressing problem at SCOE. that they approached the City over two years ago in search of additional space. SCOE is partnering with the City of Fairfield as a second floor occupant to answer its own space needs.

More broadly, a library facility serving the Cordelia area will go a long way toward creating a sense of real community for the residents of the area. Over the past several years, Cordelia community leaders have repeatedly requested placement of basic public services - a library, a post office, schools – within the service area to lessen dependence on City of Fairfield services located several miles to the east in central Fairfield. The area now has five public schools and two fire stations. A library facility would give substantial support to the community-building efforts of the area’s residents.

## F. DEMOGRAPHIC PROFILE OF THE SERVICE AREA

### 1. Population – current and trends

The Cordelia area has grown rapidly in the past twenty years. Since 1980, the population has grown from 3,706 to the current 15,185 people. By 2020, ABAG population projections indicate that 25,340 people will live in the area. The City has not established a date horizon for community build-out, although officials expect build-out to be achieved within the next twenty years. City planners use the ABAG projection cautiously, since it is based on outdated information. For this study, the projected population was calculated as the sum of the ABAG 2020 projected populations of census tracts 2522.01 and 2522.02, plus the portion of census tract 2523.05 that is located in western Fairfield. This gives an anticipated 2020 service population of 25,340 people in the Cordelia area.



**Table 2. Population, Cordelia Area**

Year	Population
1980	3,706
1990	9,430
2000	15,185
2020	25,340

Source: U.S. Census 2000/ABAG/City of Fairfield Planning Division

# COMMUNITY ANALYSIS

Growth in the service area has been explosive, the population more than tripling (a 310% increase) in the past twenty years. By comparison, Fairfield’s population overall has grown 66% during the same time period and California’s population has increased 43%.

**Table 3. Population**

Year	Cordelia Area	Fairfield	California	U. S.
1980	3,706	58,099	23,667,910	226,545,856
1990	9,430	77,211	29,760,021	248,709,873
2000	15,185	96,178	33,871,648	281,421,906
2020	25,340	130,800		

Source: U.S.Census 1980, 1990, 2000; ABAG

## 2. Age Breakdown

The Cordelia area population’s median age in 2002 was 34.6 years, according to Claritas market research data. This suggests a population that is somewhat older than the 2000 Census report on median age for Fairfield, at 33.7 years and roughly equivalent to California at 34.8 years. Cordelia area residents are slightly younger than the U.S. population median, at 36.1 years of age.

The largest single age group among Cordelia area residents is children and teens – an estimated 33% of the population was 19 years of age or younger in 2000. This figure is slightly more than the overall number of children and teens in Fairfield (32.8%), and exceeds the figure for California (30.1%) and the nation (28.6%) as well.

**Table 4. Population by Age, 2000**

Age Group	% of Population Cordelia <sup>1</sup>	% of Population Fairfield <sup>2</sup>	% of Population California <sup>2</sup>	% of Population U.S. <sup>2</sup>
0 - 19	33.0%	32.8%	30.1%	28.6%
20 - 24	3.7%	8.1%	7.0%	6.7%
25 - 44	32.5%	31.3%	31.6%	30.2%
45 - 64	23.3%	18.9%	20.5%	22%
65+	7.6%	9.0%	10.7%	12.4%

Source: <sup>1</sup> Claritas

<sup>2</sup>U.S. Census 2000

## 3. Students and Academic Achievement

In 2003/2004, there will be 4,066 students enrolled in the Cordelia area’s five schools. Rodriguez High School opened in Fall 2001 with 9<sup>th</sup> and 10<sup>th</sup> grade classes. When the school becomes fully operational with four grades in 2004, some 2,000 students will be enrolled. Nelda Mundy Elementary School opened in 1998/99 and is already at capacity. The Green Valley Middle School will be replaced by a new facility in 2004. An additional elementary school to serve the Southbrook area is planned to open in Fall 2006.

**Table 5. Students in Cordelia Area Schools, 2003-04**

	<b>Enrollment</b>	<b>Totals</b>
<b>Elementary Schools</b>		
Mundy (Nelda)	508	
Oakbrook	815	
Suisun Valley	270	
Southbrook (opens 2006)	NA	
<i>Total Elementary</i>		1,593
<b>Intermediate Schools</b>		
Green Valley	688	
		688
<b>High Schools</b>		
Rodriguez High*	1,785*	
		1,785
<b>Total</b>		<b>4,066</b>

Source: California Department of Education

\*Rodriguez High School opened in Fall 2001 with 9<sup>th</sup> & 10<sup>th</sup> grades only; when fully operational, enrollment is anticipated to reach 2,000.

The ethnic breakdown of the student population at the area’s five schools is diverse. African American students make up between two percent (2%) and twenty two percent (22%) of every student body, Hispanic students range from eleven percent (11%) to twenty eight percent (28%) and Asians and Filipinos from one percent (1%) to nineteen percent (19%). White students make up from forty four percent (44%) to sixty nine percent (69%) and are in the majority in only one of the five schools.

**Table 6. Cordelia Area Student Ethnicity, 2000/01 and 2001/02**

<b>School Year:</b>	<b>2000/01</b>				<b>2001/02</b>
	<b>Mundy</b>	<b>Oakbrook</b>	<b>Suisun Valley</b>	<b>Green Valley Middle</b>	<b>Rodriguez High</b>
African American	15%	14%	2%	16%	22%
American Indian	5%	1%	0.5%	1%	1%
Anglo/White	58%	49%	68.5%	44%	45%
Asian	6%	6%	0.5%	4%	5%
Hispanic	11%	16%	28%	23%	17%
Filipino	9%	13%	0.5%	10%	9%
Pacific Islander	0.6%	1%	0%	2%	1%

Source: Fairfield-Suisun Unified School District; California Department of Education

Three Cordelia area elementary schools and the area’s one middle school participated in the Academic Performance Index testing program over the past three years. Rodriguez High School opened in Fall 2001, so API testing results are not yet available for its student body. Two of the schools, Nelda Mundy and

# COMMUNITY ANALYSIS

Oakbrook, improved their scores between 2001 and 2002 and are eligible for financial awards this academic year. Three of the schools scored in the mid-700 range in Fall 2002. See *Appendix H* for the specific API scores of all of these schools.

The rural K-8 school, Suisun Valley Elementary, as well as Green Valley Middle School, have an unusually high percentage of Hispanic students (see Table 6). Both schools, particularly Suisun Valley Elementary, are surrounded by agricultural farmland. A significant share of the Hispanic students attending Suisun Valley and Green Valley Middle Valley are children of Hispanic agricultural laborers and migrant farm workers who live and work in the service area. For many of these parents and students, English is the second language spoken in the household. The impact of this language issue is reflected in the performance of the Hispanic students attending these rural schools, particularly in CST - English Language Arts and CST – Mathematics test scores. (see Tables 8 & 9)

Another measure of student academic achievement is each school’s success rate for students taking the California High School Exit Examination. In 2002, students at the three high schools administered by the Fairfield-Suisun Unified School District fared as shown below. Eighty-four percent of Rodriguez High students who took the examination passed, while 80% of Armijo High and 80% of Fairfield High students passed. The District has made improving these percentages its highest priority for the current school year.

**Table 7. High School Exit Examination Scores, Fairfield High Schools, 2002**

School	Students Tested	Students Passed	Percent Passed
Armijo High	377	301	80%
Fairfield High	501	402	80%
Rodriguez High	226	190	84%

*Source: Fairfield-Suisun Unified School District*

**Table 8. Percentage of Students Achieving at the Proficient or Advanced Level (meeting or exceeding the State requirement)**

**Suisun Valley Elementary School CST—English Language Arts**

Grade Level	Hispanic Group %	School %	District %	State %
2	50	65	31	32
3	33	48	32	34
4	22	48	35	36
5	11	41	30	31
6	17	39	29	30
7	27	55	32	33
8	56	59	31	32

*Source: Fairfield-Suisun Unified School District*



**Table 9. Percentage of Students Achieving at the Proficient or Advanced Level (meeting or exceeding the State requirement)**

**Green Valley Middle School CST—English Language Arts**

Grade Level	Hispanic Group %	School %	District %	State %
7	20	31	32	33
8	9	26	31	32

Source: Fairfield-Suisun Unified School District

**4. Educational Attainment and Adult Literacy Rate**

Most Cordelia area residents have achieved a comparatively high educational level. US Census 2000 figures showed that 28.9% of the over-25 population had attended some college classes but have not received a degree, 11.8% have been awarded an associate degree, 17.6% have received a bachelor’s degree and 10.4% have achieved a post-graduate degree. A total of 39.8% of the population over 25 have received a post secondary diploma, compared to 29% of Fairfield residents, 33.7% of Californians and 30.7% of all Americans over 25 years of age. However, there are residents of the service area population that have little to no secondary education, and who will benefit from the adult literacy programs offered by the Solano County Library. This population is primarily agricultural workers who live and reside in the rural communities of the service area.

The National Institute for Literacy in 1993 estimated that 41% of adult Fairfield residents read and write at level 1 or 2, the two least functional levels (see *Appendix I: Adult Literacy Estimates*). No data specific to the Cordelia area population is available.

**Table 10. Educational Attainment for Persons 25+, 2000**

Education	Cordelia	Fairfield	California	U.S.
Less than 9 <sup>th</sup> grade	407	3,299	2,446,324	13,755,477
	4.1%	5.8%	11.5%	7.5%
9 <sup>th</sup> to 12 <sup>th</sup> grade (no diploma)	814	5,152	2,496,419	21,960,148
	8.2%	9.1%	11.7%	12.1%
High school graduate/GED	1,896	13,890	4,288,452	52,168,981
	19.1%	24.6%	20.1%	28.6%
Some college, no degree	2,869	17,768	4,879,336	38,351,595
	28.9%	31.4%	22.9%	21%
Associate degree	1,171	4,879	1,518,403	11,512,833
	11.8%	8.6%	7.1%	6.3%
Bachelor's degree	1,747	8,098	3,640,157	28,137,792
	17.6%	14.3%	17.1%	15.5%
Graduate or professional degree	1,032	3,426	2,029,809	16,144,813
	10.4%	6.1%	9.5%	8.9%

Source: U.S. Census 2000

# COMMUNITY ANALYSIS

## 5. Ethnic Breakdown

The population in Cordelia is 69.6% White, somewhat higher than the percentages for Fairfield as a whole (56.2%) and for California (59.5%), but less than for the United States overall, at 75.1%. Other major ethnic group representation includes 10.2% Black or African American, 14% Asian or Pacific Islander and 6.2% as “other races”. The Cordelia area Hispanic population is 13.8%, below the percentage for all Fairfield Hispanics in Fairfield, at 18.8%, and California, at 32.4%, but higher than the national percentage of 12.5%. A significant portion of the Hispanic population live and work in the rural communities within the service area.

**Table 11. Ethnicity of Population, 2000**

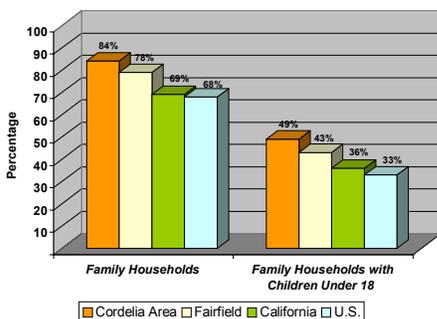
Ethnicity	Cordelia Area <sup>1</sup>	Fairfield <sup>2</sup>	California <sup>2</sup>	U.S. <sup>2</sup>
White	69.6%	56.2%	59.5%	75.1%
African American	10.2%	15.0%	6.7%	12.3%
Am Indian & Alaska Native	--	0.8%	1.0%	0.9%
Asian (all groups)	14.0%	10.9%	10.9%	3.6%
Native Hawaiian & other Pacific Islander	--	0.9%	0.3%	0.1%
Some other race & two or more races	6.2%	16.2%	21.5%	7.9%
Hispanic (all races)	13.8%	18.8%	32.4%	12.5%

Source: 1Claritas  
2U.S. Census 2000

## 6. Household Characteristics and Poverty Rate

Over the past twenty years, the number of households in the Cordelia area has increased 264%, from 1,309 in 1980 to 4,763 in 2000. The household growth rate far exceeds Fairfield’s, at 71%, California’s at 38% or the U.S. as a whole, at 33%.

Approximately eighty four percent (84%) of Cordelia residents live in family households. Forty-nine percent (49%) of Cordelia households include children under 18 who are living at home. In 2002, an estimated 10.8% of Cordelia area families were living below the poverty level, compared to 7.5% for Fairfield, 9.9 % for California and 10.4% families in the United States. The elevated poverty rate in the Cordelia Service Area can be partially attributed to the fact that a significant number of the rural residents in the service area make their living as agricultural laborers.



**Table 12. Number of Households, Cordelia Area**

Year	Households
1980	1,309
1990	3,145
2000	4,763
2007 (est.)	5,661

Source: Claritas

**Table 13. Household Characteristics, 2000**

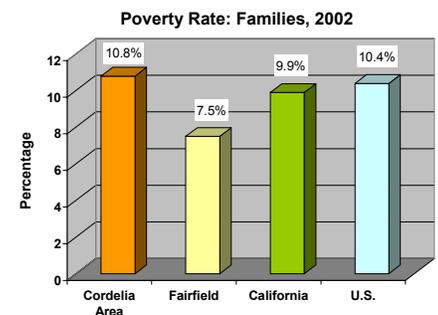
	<b>Cordelia Area<sup>1</sup></b>	<b>Fairfield<sup>2</sup></b>	<b>California<sup>2</sup></b>	<b>U.S.<sup>2</sup></b>
Total # of households	<b>4,763</b>	30,870	11,502,870	105,480,101
Total # of family households	<b>4,269</b>	24,018	7,920,049	71,787,347
	<b>83.6%</b>	77.8%	68.9%	68.1%
Total # of family hhs with children under 18	<b>2,484</b>	13,315	4,117,036	34,588,368
	<b>49%</b>	43.1%	35.8%	32.8%

Source: <sup>1</sup>Claritas  
<sup>2</sup>U.S. Census 2000

**Table 14. Poverty Rate, 2000 and 2002 estimates**

	<b>Cordelia Area</b>	<b>Fairfield Total</b>	<b>California</b>	<b>U.S.</b>
Individuals: 2000 <sup>1</sup>	<b>n.a.</b>	9.3%	14.2%	12.4%
Families: 2002 <sup>2</sup>	<b>10.8%</b>	7.5%	9.9%	10.4%

Source: <sup>1</sup>U.S. Census  
<sup>2</sup>Claritas



## 7. Income Levels

The median household income in the Cordelia area in 2001 was \$64,975, 28% more than the median for central Fairfield. The per capita income for Cordelia in 2001 was \$28,842, compared to \$20,658 for Fairfield overall.

**Table 15. Median Household Income, 1999, 2001**

<b>Year</b>	<b>Cordelia Area</b>	<b>Fairfield</b>	<b>California</b>	<b>U.S.</b>
<sup>1</sup> 1999	<b>N/A</b>	\$51,151	\$47,493	\$41,994
<sup>2</sup> 2001 (estimate)	<b>\$64,975</b>	\$50,795	\$50,187	\$45,417

Source: <sup>1</sup>U.S. Census 2000  
<sup>2</sup>Claritas

**Table 16. Per Capita Income, 1999, 2001**

<b>Year</b>	<b>Cordelia Area</b>	<b>Fairfield</b>	<b>California</b>	<b>U.S.</b>
<sup>1</sup> 1999	<b>N/A</b>	\$20,617	\$22,711	\$21,587
<sup>2</sup> 2001 (estimate)	<b>\$28,842</b>	\$20,658	\$24,605	\$23,622

Source: <sup>1</sup>U.S. Census 2000  
<sup>2</sup>Claritas

## 8. Employment and Unemployment

According to the US Census 2000, approximately thirty percent (30%) of Cordelia residents over sixteen years of age in the work force were engaged in administrative, professional or managerial occupations. Almost twenty-eight

# COMMUNITY ANALYSIS

(28%) percent of the work force was employed in technical, sales or administrative support position. Fourteen percent (14%) worked as laborers, machine operators or fabricators. Twelve percent (12%) were engaged in service industry occupations. Over four percent 4% were employed in agriculture.

The unemployment rate for residents of the Cordelia area is not available. Fairfield's unemployment rate overall in December 2002 was six percent (6%), up from four and one-half percent (4.5%) in 2001 and even higher than the corresponding rate in 1990. This increase mirrors the increasing unemployment rates for Solano County, California and the United States. There is every reason to anticipate that Cordelia residents' unemployment rate is also increasing as the economy continues to lag in 2003.

**Table 17. Population by Occupation, 2000**

Occupation	Cordelia Area <sup>1</sup>	Fairfield <sup>2</sup>	California <sup>2</sup>	U.S. <sup>2</sup>
Management, professional, & related occupations	2,473	11,468	5,295,069	43,646,731
	30.4%	29.3%	36%	33.6%
Service occupations	2,247	6,676	2,173,874	19,276,947
	12.4%	17.0%	14.8%	14.9%
Sales, technical & office administrative occupations	1,111	11,179	3,939,383	34,621,390
	27.6%	28.5%	26.8%	26.7%
Farming, fishing & forestry occupations	349	160	196,695	951,810
	4.3%	0.4%	1.3%	0.7%
Construction, precision production, craft & repair occupations	904	4,268	1,239,160	12,256,138
	11.1%	10.9%	8.4%	9.4%
Operators, fabricators and laborers	1,160	5,435	1,874,747	18,968,496
	14.3%	13.9%	12.7%	14.6%

Source: <sup>1</sup> Claritas

<sup>2</sup> U.S. Census Bureau 2000

**Table 18. Unemployment Rate**

Year	Fairfield	Solano Co.	California	U.S.
1990	5.2%	4.8%	5.8%	5.6%
2000	4.6%	4.2%	4.9%	4.0%
2001	4.5%	4.1%	5.3%	4.8%
December 2002	6.0%*	5.4%*	6.3%	n.a.

Source: California Employment Development Department (not seasonally adjusted)

\*Preliminary



9. Housing and Median Property Values

Housing stock in the Cordelia area is largely of recent construction. Approximately sixty five percent (65%) of the existing residences were built since 1980. Housing values are higher in the Cordelia area than in the rest of Fairfield, with a \$264,388 median property value for owner occupied dwellings in 2002, compared to \$211,166 for Fairfield, \$257,843 in California and \$123,943 for the country as a whole, according to Claritas market research data. The 2000 Census provides data only total properties and only for Fairfield, California and the United States. According to the US Census 2000, eighty eight percent (88%) of the homes in the Cordelia area were owner-occupied. This represents a much higher level of owner occupancy than for Fairfield overall (59.7%), for California (56.9%) or for the nation (66.3%).

**Table 19. Housing Units by Year Built**

Year	% of Units
1939 or earlier	3.75%
1940 – 1949	2.97%
1950 – 1959	6.30%
1960 – 1969	7.01%
1970 – 1979	15.20%
1980 – 1990	34.90%
1990 - 2000	29.87%
Total units	4,507

Source: Claritas

**Table 20. Housing Characteristics, 2000**

	Cordelia Area <sup>1</sup>	Fairfield <sup>2</sup>	California <sup>1,2</sup>	U.S. <sup>1,2</sup>
Owner occupied	88.3%	59.8%	56.9%	66.3%
Renter occupied	11.7%	40.2%	43.1%	33.7%
Average persons per hh	3.08	2.98	2.87	2.59
Total units	4,507	30,870	11,502,870	105,480,101

Source: <sup>1</sup> Claritas

<sup>2</sup> U.S. Census Bureau 2000

**Table 21. Median Property Value**

	Cordelia	Fairfield	California	U.S.
2000: All residential	N/A	\$174,7002	\$211,5002	\$119,6002
2001: Owner occupied	\$264,3881	\$212,1661	\$257,8431	\$123,9431

Source: <sup>1</sup> Claritas

<sup>2</sup> U.S. Census Bureau 2000

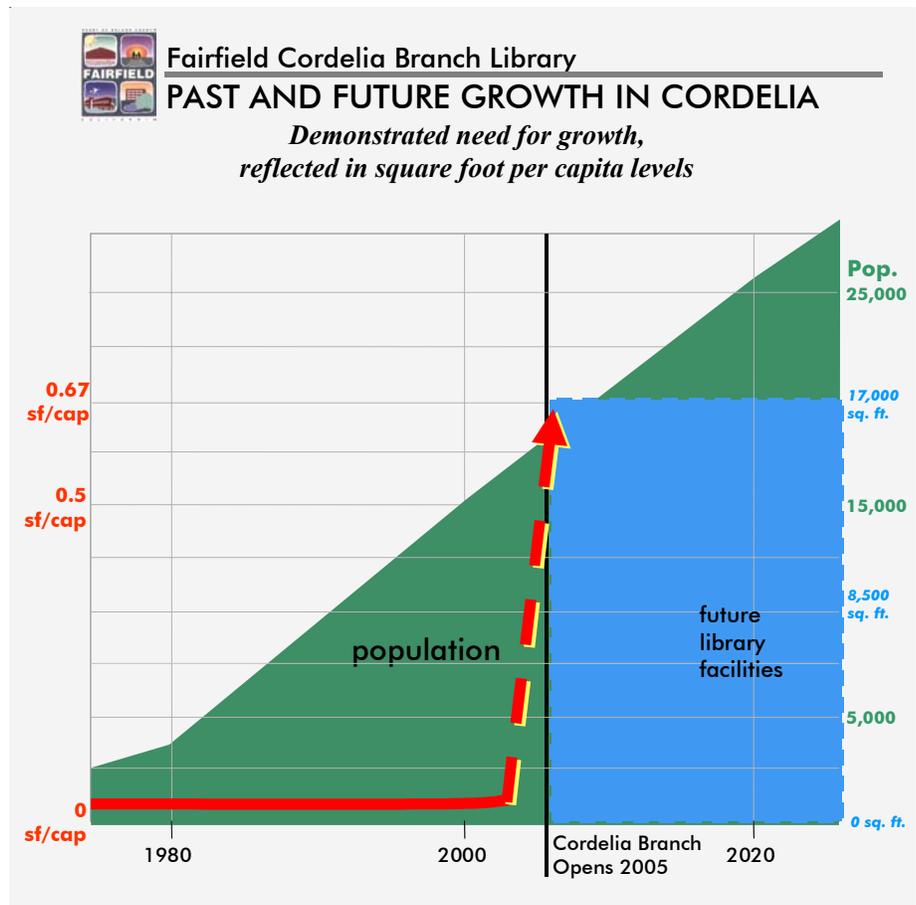
# COMMUNITY ANALYSIS

## G. COMMUNITY CHARACTERISTICS ANALYSIS AND DISCUSSION

The Cordelia area community has emerged within the past twenty years. Initially, Cordelia was a bedroom community that developed adjacent to the original hamlet of Cordelia, on land annexed by the City of Fairfield in 1971. During the 1980s and 1990s, the community's residential growth was dramatic. Subdivisions were built along the sides of Interstate Highways 680 and 80 and, to a lesser degree, new homes were constructed in the rural, unincorporated areas northeast of the city limits.

During the past twenty years, the population has grown more than 300%. The 2000 U.S. Census identified 15,815 residents of the area. By 2020, the population is expected to reach an estimated 25,340 people.

Over the past ten years, that population has reached critical mass. Residents have requested, with increasing assertiveness, the creation of civic and commercial infrastructure within the Cordelia area. Regional transportation



## COMMUNITY ANALYSIS

patterns have compounded the community's sense of isolation from needed services. The population of the greater Bay Area has grown tremendously since 1980, just as the Cordelia area has. Rising housing costs and the flow of the job market have driven families and individuals to live farther and farther from their places of work. Commute traffic along the I-80 corridor, especially at the intersection of I-80 and I-680, has grown immensely, to the point that Cordelia area residents have become "marooned" in their neighborhoods for much of the day, almost every day of the week. Community observers have noted that the quality of life issues that Cordelia residents are facing have actually drawn the residents together and created a new sense of community in Cordelia.

The Cordelia Area Task Force was created by the Fairfield City Council to study and define the issues facing the community and report back to the Council on its findings. The Task Force's recommendations, issued in 2001, clearly articulate the community's perceived service needs. Significant among them was the need for a public library in the Cordelia area.

The Solano Transportation Authority has identified the intersection of Interstate Highway 80 and 680 as the County's number one highway project priority. Currently, 218,000 trips travel through this interchange on a daily basis, an increase of 49,000 daily trips since 1998. The Transportation Authority is predicting an increase to 249,000 daily trips by 2005, when the toll bridge projects at the Carquinez and the Benicia bridges are completed, and an increase to 281,000 daily trips by 2010. The Transportation Authority, with lobbying support from Fairfield and other regional agencies, will pursue \$750 million to \$1 billion in federal and state highway funding over the next several years to complete the modification of the I-80/I-680 interchange.

The freeway between Cordelia and Fairfield is gridlocked many hours each day, including the after school hours when homework-related visits to the Library are essential. In addition, harried commuters exit the freeways prior to the intersection of I-80 and I-680 in the hope of bypassing traffic jams. In the process, their vehicles flood Cordelia's residential streets. Currently, 180,000 trips travel through this interchange on a daily basis, an increase of 25,000 daily trips since 1995. The Solano Transportation Authority predicts an increase to 239,000 daily trips by 2005 due in part to the completion of Benicia Bridge improvement projects. Solano County's Countywide Traffic Model further predicts 308,000 daily trips by 2020.

Many survey respondents described this phenomenon and noted it as the major reason they 1) do not use the existing Fairfield Library ten miles away and/or 2) want to see a library facility established within the Cordelia area.

The Cordelia community is willing to use other modes of transport. Several respondents commented on their desire to bicycle or walk to the library. The City operates a bus route in the Cordelia area. Currently, the route stops at Rodriguez High School. Two additional bus stops were added in Summer 2002 at the commercial center that is the future Library site. Many high school students

*"Because of traffic congestion the Suisun/Fairfield libraries are not convenient (even on weekends). When we need to go to the library we have to travel to Benicia."*

*- Winter 2001/2002 Cordelia/  
Green Valley Survey Respondent*



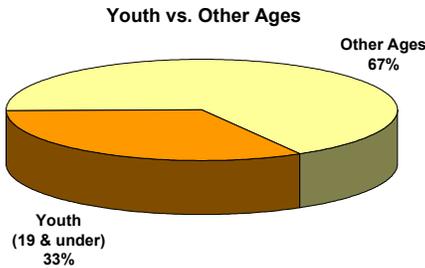
*"It's easier for me to use the library where I work. After commuting I'm not inclined to go on I-80 to Fairfield Library."*

*-Winter 2001 Community Survey*



# COMMUNITY ANALYSIS

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who participated in either the focus groups or the community survey reported that they depend on public transportation now and would use it to get to the Library if it existed in Cordelia.

The Cordelia area community is largely a community of families with children living at home. Thirty-three percent (33%) of the population is 19 years of age or younger. There are 4,763 households in the area, eighty four percent (84%) of which are family households.

Services to school age children are improving. There are now five public schools that serve the community's 4,066 students - three elementary schools, one middle school, and since Fall 2001, a new high school, located on Red Top Road. A sixth school, to serve the elementary school grades in the Southbrook area, will open in 2006. Community concern is ongoing, however, about overcrowded conditions at the elementary schools as more families with young children move into the area. Although after-school activities are offered by the schools, there is no teen center or other youth-centered destination point within the service area.

Significant new commercial development is occurring, primarily in the north central area, adjacent and to the north of Interstate Highway 80. A shopping center, Green Valley Crossing, opened in Spring 2001, with 165,000 square feet of retail space, including a Safeway store and Longs Drugs as initial anchor tenants followed by T.J. Maxx and a variety of small retail stores, a coffee shop, restaurants and professional services. Green Valley Corporate Center is currently constructing 160,000 square feet of additional office space that will house two major firms that are moving their headquarters into the area. Green Valley Corporate Park and Fairfield Corporate Commons are also adding significant amounts of new office tenant space.

A new medical clinic affiliated with the local hospital is slated to be built near the proposed library site. This clinic will add to the emerging services provided to Cordelia area residents.

Another acknowledgment of the area's emerging identity was the recent creation of a new zip code area for Cordelia. The United States Post Office and the City of Fairfield announced the new number – 94534 – considered necessary “due to new development and the increase in delivery points”. The new number became effective July 1, 2002 and will affect some 6,000 addresses formerly in Fairfield's 94533 zip code area and nearly 5,000 addresses formerly in Suisun's 94585 zip code area.

Cordelia residents overall are sixty nine percent (69%) White, fourteen percent (14%) Asian, ten percent (10%) African American and almost fourteen (14%) of Hispanic origin. The school age population, which includes both Cordelia residents and students bussed to Cordelia schools from other parts of Fairfield, is remarkably diverse. African American students make up two (2%) to twenty

two percent (22%) of every school. Asian and Filipino students make up one (1%) to nineteen percent (19%). Hispanic students make up eleven (11%) to twenty eight percent (28%). White students make up forty four (44%) to sixty nine percent (69%), and are in the majority in only one of the area's five schools.

The demographic profile of Cordelia area residents points to an intellectually active community with many individuals who seek out libraries, books and information. It also points to families in which reading and academic achievement are important values. During the Facilities Master Plan project, the County Library conducted a "snapshot" of the residence and use patterns of their customers. Over a two-week period, the Library tracked the place of residence for every person who checked out materials from a Solano County Library facility. Of the more than 2,000 Fairfield residents who checked out materials during the test period, 110 were Cordelia area residents. Of the 110 Cordelia library customers, 80 used the library in Fairfield, 11 used Benicia, 6 used Rio Vista, 5 each used Suisun City and Vallejo's Springstowne Library, and 3 used Vacaville.

Cordelia area residents, by and large, are literate and for-pleasure readers as well as information-seekers. Focus group and survey comments included an extraordinary array of topics of interest. Thirty-nine percent (39%) of the population over 25 years old has a post-secondary education degree. Community members have gone to great lengths to reach library service at a distance. A library located within their service area can be expected to be used by the community at a remarkable level, both for recreation and study.

*"I would love to have a library in the Cordelia area... It would add so much to our community that is growing."*

*-Winter 2001 Community Survey*

Based on information from the focus groups and community survey, the County Library is proposing that the Fairfield Cordelia Library be open 52 hours per week: Mondays and Thursdays from 10:00 a.m. to 9:00 p.m.; Tuesdays and Wednesdays from 1:00 p.m. to 9:00 p.m.; and Fridays and Saturdays from 10:00 a.m. to 5:00 p.m.

The community has given every indication that it is looking for opportunities to come together, to bridge the isolation caused by long commutes and lack of community spaces and events. The Cordelia area is in the process of creating a community - a library facility will be a pivotal element, if not the centerpiece, in this process.