



City of Vacaville

Annual Progress Report on the General Plan Year 2020

Prepared for State of California
Governor's Office of Planning and Research
and Department of Housing and Community Development

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INTRODUCTION AND PURPOSE OF THE ANNUAL GENERAL PLAN PROGRESS REPORT

An Annual Status Report is required for all General Plans, which includes the Housing Element, by California Government Code Section 65400(b), which states, “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...” Submittal of this report to the California Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR) by April 1, 2020 is required by State law.

COMPREHENSIVE GENERAL PLAN UPDATE

On August 11, 2015, the City Council adopted a new, comprehensive General Plan update (Resolution 2015-074). The City of Vacaville’s General Plan is the principal policy and planning document for guiding future conservation, enhancement, and development in the city. It represents the basic policy direction of the Vacaville City Council regarding community values, ideals, and aspirations to govern a shared environment through 2035. The General Plan addresses all aspects of development including land use, transportation, housing, public facilities and infrastructure, and open spaces, among other topics.

In addition to adopting the General Plan, the City Council also adopted a companion document entitled the *Energy and Conservation Action Strategy* (ECAS). The ECAS is a companion document to the General Plan. It has been created in compliance with State requirements that address the reduction of major sources of greenhouse gas (GHG) emissions. The ECAS is a detailed, long-range strategy to reduce greenhouse gas (GHG) emissions and achieve greater conservation of resources with regards to transportation and land use, energy, water, solid waste, and open space.

AMERICAN PLANNING ASSOCIATION AWARDS

In October 2016, the City of Vacaville General Plan received a statewide award of excellence in the category of “Hard Won Victories” from the California Chapter of the American Planning Association. This award is granted for a planning initiative or other planning effort undertaken by a community, neighborhood, citizens group, or jurisdiction in the face of difficult or trying circumstances. This award recognizes the positive effect of hard-won victories by professional planners, citizen planners, or both working together under difficult, challenging, or adverse conditions because of natural disasters, local circumstances, financial or organization constraints, social factors, or other causes.

The City of Vacaville General Plan won this award primarily based on diligent efforts to address multiple viewpoints and concerns in the environmental impact report (EIR) prepared for the General Plan and the Energy and Conservation Action Strategy. The Solano Orderly Growth Committee (“Committee”) gave careful and thoughtful scrutiny to the City’s EIR and planning documents. While the City and the Committee did not always agree on land use and environmental issues, the City was able to maintain open communication with the Committee. In addition, staff held many meetings with the development community. As a result, the General Plan and its EIR were amended to better address the Committee’s concerns and to make create a better document for the City. Upon adoption of the General Plan, the Committee issued a written letter to the Mayor and City staff congratulating the City on its adoption of the General Plan, and acknowledging staff’s commitment to addressing the concerns of its residents.

The General Plan was also recognized for including and identifying the “Rocky Hill Trail” as a future pedestrian trail in an economically challenged area of the city. The inclusion of the trail was primarily made possible through a grass roots initiative by the Vacaville REACH Youth Coalition, a program of the Vacaville Police Department’s Youth Services Section. The kids in the REACH program worked

directly with City staff to identify the pedestrian needs of the Rocky Hill Road and Markham Avenue residents. Getting the trail approved, and ultimately constructed, was challenging because the trail traverses property owned by the City, Solano County, and private property owners. In December 2016, the first construction phase of the trail was completed. In 2017, the California Chapter of the American Planning Association chose the Rocky Hill Trail for a presentation at the annual conference. Lastly, in 2018, the Rocky Hill Trail won the “Local Vision Award” from the Sacramento Valley Chapter of the American Planning Association.

2015-2023 HOUSING ELEMENT UPDATE

The City Council adopted the 2015-2023 Housing Element on May 12, 2015 (Resolution 2015-039). On May 27, 2015, the Housing Element was certified by the Department of Housing and Community Development (HCD). The Housing Element is one of the seven mandatory elements of the City’s General Plan. Unlike the other mandatory General Plan elements, the Housing Element is required to be updated every eight years, and is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD).

The Housing Element contains the City’s programs and policies pertaining to housing services for all types of households within the community, including affordable housing needs. State law requires the Housing Element to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). This report includes seven tables that comply with State statutes requiring an analysis of the City’s residential construction compared to regional housing need goals:

- **Table A** reports on housing development applications received and deemed complete by the City between January 1 and December 31 of the reporting year.
- **Table A2** reports on the City’s annual housing building activity. It includes data on net new housing units and developments that have received any one of the following: an entitlement, a building permit or a certificate of occupancy or other form of readiness that was issued during the reporting year
- **Table B** reports on the City’s annual progress in meeting its regional housing needs allocation (RHNA)
- **Table C** identifies sites identified or rezoned to accommodate shortfall housing need.
- **Table D** is the Housing Element implementation table.
- **Table E** identifies commercial projects that have received development bonuses in exchange for constructing affordable housing.
- **Table F** is an optional table that can be used to identify housing units that have been substantially rehabilitated, non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in Government Code section 65583.1, subdivision (c)(2).
- **Table G** identifies locally owned lands included in the Housing Element Site Inventory that have been sold, leased, or otherwise disposed of.

The policies and programs listed in Table D concentrate on providing affordable housing for extremely low, very low, low and moderate-income families and individuals, which is required by State housing law. The City’s affordable housing strategy is designed to provide a wide range of housing services to benefit households with incomes at or below 120 percent of area median income. The City strives to provide a full continuum of housing services, such as support services to entities serving the homeless, rental assistance, assistance for first time homebuyers, housing counseling, and fair housing assistance.

The Housing Successor reporting data, required pursuant to California Health and Safety Code 34176.1, is included as an addendum to the Housing Element annual progress report.

Information for Housing Element report was compiled from various sources including, but not limited to:

- City Council and Planning Commission Actions
- Building Division Permit Records
- Planning Applications
- City of Vacaville Housing Successor Agency
- Department of Housing Services
- State Income Limits for 2020 provided by HCD

2020 GENERAL PLAN AMENDMENTS

Resolution 2020-096 - On July 21, 2020, approved a Mitigated Negative Declaration, General Plan Amendment, and Design Review to change the land use designation of two parcels from General Commercial to Industrial Park to be able to construct two warehouse buildings.

GENERAL PLAN AMENDMENT REQUESTS

October 20, 2020 – The City published a Notice of Preparation of a Supplemental Environmental Impact Report for an amendment to the General Plan Transportation Element and update the Energy and Conservation Action Strategy to address Vehicle Miles Travelled for consistency with State Law. The project is anticipated to be approved in Spring 2021.

Resolution 2019-010 – On February 12, 2019, the City Council initiated a General Plan Amendment to change land use designations within the North Village Specific Plan located south of Midway Road, east of Interstate 505, and west of Leisure Town Road in North Village. (APNs: 106-280-060, 106-240-290, 106-240-100, 106-240-300, 106-240-330, 106-027-170, 106-027-160, and 106-027-150) (Project No. 18-362)

Resolution No. 2019-052 – On May 28, 2019, the City Council initiated an amendment to the General Plan land use diagram changing the land use designation from Agricultural Hillside to Residential Estates and Public Open Space for the proposed McMurtry Estates Site. (APNs 105-200-140 and -150) (Project No. 19-101)

Resolution No. 2019-080 – On August 13, 2019, the City Council initiated an amendment to the General Plan land use diagram changing the land use designation from Neighborhood Commercial to Residential Medium Density for the proposed Park Parish Site located at the northeast corner of Vanden Road and Cogburn Circle. (APN 137-030-040) (Project No. 19-111)

Resolution 2017-091 – On August 8, 2017, the City Council initiated a General Plan Amendment to change the General Plan land use diagram, text, and figures related to the proposed Green Tree project.

GENERAL PLAN IMPLEMENTATION PLAN

In 2020, several General Plan Policies and Actions were implemented, including, but not limited to:

- The City is currently preparing the Downtown Specific Plan, which incorporates the Downtown Connectivity and Streetscape Design Plan which was adopted on February 25, 2020. The Specific Plan will implement several General Plan policies and actions, ranging from encouraging the continued improvement and revitalization of Downtown, encouraging housing, and providing pedestrian and bicycle improvements. Preparation of the Downtown Specific

Plan is currently underway and is anticipated to be completed in early 2021. (LU-P16.1 through LU-P16.8, LU-A16.1 through LU-A16.6, TR-A8.3)

- The City is currently working on the Zoning Code update. This update will improve and modernize Code requirements to better serve the needs of Vacaville residents and businesses. The Code Update also implements actions specified in the 2015 General Plan Update. The Code Update is expected to be completed in Summer 2021.
- The City is currently working on the General Plan Traffic Element amendment to incorporate Vehicle Miles Travelled policies, and update the Energy and Conservation Action Strategy in part to incorporate Vehicle Miles Travelled strategies and as part of the five-year review and update. The amendment and update will be consistent with state law. The project is anticipated to be completed in Spring 2021.

The General Plan Implementation Plan, attached to this report, consists of four components: 1.) General Plan Actions, 2.) ECAS Greenhouse Gas Reduction Measures, 3.) the General Plan Update and ECAS EIR Mitigation Monitoring Reporting Program, and 4.) Housing Element Housing Programs*.

The Implementation Plan will be updated and reviewed by the Planning Commission and City Council each year as part of the City's Annual General Plan Progress Report, which must be submitted to the State each year by April 1st. As part of this review, tasks will be prioritized annually based on staff resources and funding availability.

**Note: The Housing Element Housing Programs are identified and addressed in Table D of the Annual Status of the Housing Element Report.*

GENERAL PLAN IMPLEMENTATION PRIORITIES FOR 2021

The following General Plan Implementation tasks are deemed priority projects for 2021:

1. City Master Infrastructure and Facilities Plans and AB 1600 Development Impact Fee Study (LU-A6.2, TR-A3.3, PR-A2.1, SAF-A2.1)
2. Downtown Specific Plan. - Completion of the Downtown Specific Plan will implement several General Plan Actions and Housing Element Policies. It should be noted the Downtown Connectivity and Streetscape Design Plan was completed and adopted by City Council on February 25, 2020. (Actions LU-A16.1, LU-A16.2, LU-A16.3, LU-A16.5, LU-A16.6, LU-A20.2, and LU-A20.3)
3. Comprehensive Land Use and Development Code Update – This project is nearing completion and a draft will be complete in Summer 2021. This update will improve and modernize Code requirements to better serve the needs of Vacaville residents and businesses. (Actions LU-A11.2, LU-A13.1, LU-A13.2, LU-A13.3, LU-A14.1, LU-A17.2, LU-A18.1, LU-A20.1, LU-A20.2, LU-A20.3, LU-A22.1, LU-A23.1, LU-A24.1, LU-A26.1, LU-A26.2, TR-A8.2, COS-A1.3, COS-A1.4, COS-A1.5, COS-A1.6, COS-A7.1, COS-A1.8, COS-A1.9, COS-A1.10, COS-A2.1, COS-A12.1, COS-A, PUB-A7.1, PUB-A7.2, PUB-A7.3, PUB-A8.1, SAF-A4.5, SAF-A5.2, SAF-A6.2, and NOI-A1.1. Housing Element policies H.1 – I 1, H.1 – I 2, and H.1 – I 4).
4. General Plan Traffic Element Amendment for Vehicle Miles Travelled and Energy and Conservation Action Strategy Update – This project is nearing completion and a draft will be complete early 2021. This will put the General Plan and Energy and Conservation Action Strategy in compliance with state law.