



PART I

CHAPTER

05





IMPLEMENTATION

Government Code Section 65451 states that a specific plan must provide a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and other criteria. This chapter outlines a number of plans, regulations, processes, and incentives that will be applied in implementing the DTSP. The intent is to ensure that implementation occurs in an orderly manner that is responsive to changing circumstances and market conditions and achieves the desired vision for Vacaville's Downtown.



Special events in Downtown Vacaville (Source: City of Vacaville)



5.1 Relationship to the General Plan, Other Plans, and Regulations

A wide range of plans and policies affect how development and activity occurs in the Plan Area. The following discussions summarize relevant plans and regulations, then describe how they have been considered during development of the DTSP.

5.1.1 Vacaville General Plan

The City's General Plan was adopted in August 2015 and establishes a framework for growth until a horizon year of 2035. The General Plan consists of eight elements: Land Use, Transportation, Conservation and Open Space, Parks and Recreation, Public Facilities and Services, Safety, Noise, and Housing.

The Downtown Vacaville Priority Development Area (PDA) is described in the General Plan as a "Transit Town Center" PDA, which is "generally characterized as having a mix of small-lot single family homes, townhomes, and low- and mid-rise residential buildings. The area is envisioned for mixed-use residential and retail projects."

The General Plan includes a vision for the city, including "continu[ing] to strengthen Vacaville's Downtown culture and identity, supporting a vibrancy that will draw residents and visitors to the Downtown." The General Plan aims to continue revitalizing and expanding on the Downtown area.

"...continu[ing] to strengthen Vacaville's Downtown culture and identity, supporting a vibrancy that will draw residents and visitors to the Downtown"

- Excerpt from the Vacaville General Plan



560 Main Street in Downtown Vacaville (Source: ESA)

5.1.2 Downtown Vacaville Connectivity and Streetscape Design Plan

The purpose of the Downtown Vacaville Connectivity and Streetscape Plan (Streetscape Plan) is to better connect Downtown Vacaville with surrounding neighborhoods, and to support a vibrant Downtown business environment by creating a more walkable and bicycle-friendly environment for residents, employees, and visitors.

To accomplish this purpose, the Streetscape Plan identifies and prioritizes strategic improvements to roadways and alleys, bicycle and pedestrian facilities, landscaping and street furnishings, transit and alternative travel modes, lighting, wayfinding, and other placemaking elements. The Streetscape Plan also includes information on phasing, costs, and potential funding sources to support implementation. Combined, these elements will help to improve internal and external connectivity and mobility options, enhance public safety and security, foster a more livable and healthy community, and attract an economically vibrant mix of uses to Downtown that promote street-level activity.

The Streetscape Plan also supports the goals of the state and of Bay Area Metro's Sustainable Communities Strategy, "Plan Bay Area," by improving mobility and access in and around Downtown Vacaville by making it easier for people to travel, and encouraging walking, biking, and transit use. This improved access into and within the Downtown area will result in more efficient use of the existing mobility system while reducing greenhouse gas emissions, reducing climate change impacts, and improving the health of the community.



Trails in Andrews Park in Downtown Vacaville (Source: ESA)

5.1.3 Solano Countywide Pedestrian Transportation Plan

The Solano Countywide Bicycle Plan (Bicycle Plan) is a planning tool for the countywide bikeway network in Solano County. The purpose of the Bicycle Plan is to facilitate and provide safe and efficient travel by bicycle as an everyday means of transportation in the county. The Bicycle Plan includes recommendations for the development of a unified bicycle system that includes bikeway routes, wayfinding signage, and associated amenities to support the system.

The Bicycle Plan is a component of the Solano Comprehensive Transportation Plan, a long-range plan that envisions, directs, and prioritizes the county's transportation needs over a 2035 planning horizon.

The Bicycle Plan identifies four key elements of a successful bicycle-friendly environment:

- **Safety.** Help bicyclists, regardless of skill level, to feel safe while utilizing the bicycle network and reduce instances of bicycle-related accidents.
- **Access.** Increase bicycle connections to and from major destinations near and far and eliminate and reduce occurrences of obstacles that may prohibit access.
- **Quality of Life.** Preserve Solano County as a place to live, work, and visit and focus on improving quality of life and public health by supporting active lifestyles.
- **Effective Implementation.** Implement a Bicycle Plan program that stresses the importance of education, enforcement, engineering, and funding.



Bike riders along Main Street in Downtown Vacaville (Source: ESA)

5.1.4 California Transportation Plan 2040

The California Transportation Plan (CTP 2040) is a statewide long-range policy plan that presents a vision for California's future transportation system. The vision is for a safe, sustainable, universally accessible, and globally competitive transportation system that provides reliable and efficient mobility for people, goods and services, and information, while meeting the state's goals for greenhouse gas emission reduction and preserving the unique character of California's communities.

The CTP 2040 outlines goals, recommendations, policies, and strategies to achieve this vision and recommends performance measures for assessing their effectiveness. As part of the DTSP's development and decision-making process, the overarching goals and policies outlined in the CTP 2040 helped to guide land use and transportation planning in the Plan Area.

The overarching six goals of the CTP 2040 are:

- **Goal 1:** Improve Multimodal Mobility and Accessibility for All People.
- **Goal 2:** Preserve the Multimodal Transportation System.
- **Goal 3:** Support a Vibrant Economy.
- **Goal 4:** Improve Public Safety and Security.
- **Goal 5:** Foster Livable and Healthy Communities and Promote Social Equity.
- **Goal 6:** Practice Environmental Stewardship.

5.1.5 Downtown Development Standards and Guidelines

Part II of the DTSP, the Downtown Development Standards and Guidelines (DDSG), provides direction for development projects and public improvements within the DTSP. The purpose of the DDSG is to:

- Implement the vision of the DTSP;
- Ensure that development is compatible with and reinforces the unique character and walkable scale of Downtown's core and neighborhoods;
- Promote retail, entertainment, cultural, arts, dining, and other active ground-floor uses that foster street-level engagement throughout the day and into the evening;
- Facilitate a diverse range of housing choices to support a mixed-income population base, including high-density and mixed-use housing;
- Assure the appropriate care, maintenance, and adaptation of historic buildings and sites, and the harmonious addition of new development;
- Integrate the design of private development and the public realm to tie together more effectively and influence Downtown's physical character; and
- Attract a greater mix of people, activities, and investments to strengthen Downtown's economic vitality.

The DDSG establish nine zoning districts with customized permitted uses and development and design standards unique to the Plan Area. The new zoning districts are intended to be consistent with the General Plan and help to achieve the goals of the DTSP.

5.1.6 Vacaville's Land Use and Development Code

The City's Land Use and Development Code, also known as the Zoning Code, regulates how and where land may be used to achieve the General Plan's vision. The Land Use and Development Code regulates aspects of development and determines the form and character of development. Although the DDSG have been established to implement the DTSP, they shall reference the City's Land Use and Development Code. Where the provisions of the DDSG conflict with the Land Use and Development Code, the DDSG shall govern. Where the DDSG are silent, the applicable provisions in the Land Use and Development Code shall govern.

5.1.7 Vacaville Downtown Specific Plan Addendum to the General Plan EIR

An addendum that tiered from the 2015 General Plan & Energy and Conservation Action Strategy Environmental Impact Report (2015 General Plan EIR) and the 2021 Supplemental General Plan EIR (2021 SEIR) (referred to together as the "General Plan EIRs") was prepared concurrent with the DTSP. Using the environmental analyses presented in the General Plan EIRs, a checklist was prepared identifying all of the following: whether the environmental impacts of the DTSP were already fully analyzed in the General Plan EIRs; whether the impacts would be greater than, less than, or similar to the conclusions made in the General Plan EIRs; whether new impacts, if identified, could be mitigated to a less-than-significant level; and whether there would be a new significant impact.

No substantial changes are proposed by the DTSP that will require major revisions to the 2015 General Plan EIR and the 2021 SEIR. The changes introduced by the DTSP do not present new circumstances relevant to the project as compared to the 2015 General Plan EIR and the 2021 SEIR. The changes introduced by the DTSP do not include new information of substantial importance showing that the DTSP would result in one or more new significant effects or a substantial increase in the severity of previously identified significant effects that were not previously discussed in the 2015 General Plan EIR and the 2021 SEIR.

The DTSP as described in the addendum does not create any of the conditions described in Section 15162 of the California Environmental Quality Act Guidelines (State CEQA Guidelines) that call for the preparation of a subsequent environmental impact report (EIR), mitigated negative declaration, or negative declaration. No new significant impacts would occur, and no previously examined significant effects would be substantially more severe than shown in the 2015 General Plan EIR and the 2021 SEIR.

The DTSP Addendum includes a summary discussion for each environmental topic that encapsulates the findings of the General Plan EIRs, together with any previously adopted mitigation measures that were relevant to the proposed modifications.

5.2 Project Approvals and Incentives Overview

5.2.1 Project Approvals

Development in the Plan Area is subject to City of Vacaville review and approval of subsequent permits and entitlements. Subsequent approvals may include but are not limited to tentative maps, Design Review, use permits, site plan review, variances, parcel maps, tribal consultation, and/or other permits. Project applications and processing requirements shall be reviewed to determine consistency with the City's Land Use and Development Code.

All subsequent development projects, public improvements, and other activities shall be consistent with the provisions of the DTSP and pertinent City policies, requirements, and standards. In acting to approve a subsequent project or permit, the City may require conditions that are reasonably necessary to ensure that the project is in compliance with the DTSP and all other applicable plans and regulations.

5.2.2 CEQA Streamlining

Each subsequent development project proposed in the Downtown area shall be reviewed to ensure its compliance with CEQA and conformance with the DTSP. Development applications will be reviewed on a project-by-project basis to determine the appropriate CEQA review, if any. In general, if a subsequent project is determined to be consistent with the DTSP and within the scope of the DTSP Addendum, further environmental review may not be necessary. If it is determined that a development application is inconsistent with the DTSP and/or outside the scope of the DTSP Addendum, a determination will be made as to the appropriate subsequent environmental document in accordance with CEQA. Nothing in the DTSP or DTSP Addendum limits the City's authority or discretion to determine the appropriate CEQA review for any subsequent project.

Future projects that are consistent with the DTSP and DTSP Addendum may be eligible for one or more of the CEQA streamlining mechanisms described below.

Exemptions for Residential Prototype Development

A project that is determined by the Planning Director to be a prototype in compliance with DTSP Part II, Chapter 9, “Development Prototypes,” shall be exempt from further CEQA review in accordance with Government Code Section 65457 when all of the following findings can be made:

- (1) The proposed project meets the intended use, building type, building form, building height, and other characteristics as defined in DTSP Part II, Chapter 9, “Development Prototypes.”
- (2) The proposed project fits within the neighborhood setting.
- (3) The proposed project is located within the areas identified in DTSP Part II, Chapter 9, Figure 9.3.2-1, “Consolidated Prototype Locations.”
- (4) The proposed project complies with all of the applicable objective design standards as set forth in DTSP Part II, Chapter 9, “Development Prototypes.”

The City may require the preparation of an additional technical analysis to ensure compliance with the above findings.

Exemptions for Residential Projects Pursuant to a Specific Plan

In accordance with Government Code Section 65457, “any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980 is exempt” from further CEQA review, absent substantial changes or new information as defined by State CEQA Guidelines Section 15162.

Thus, if a proposed residential project is consistent with the DTSP, a project applicant could avoid preparing and publicly circulating a subsequent environmental document and instead could proceed directly to the Design Review approval process. This provision allows for streamlined environmental review for residential projects located within the DTSP’s Plan Area. Applicable mitigation measures identified in the DTSP Addendum would be implemented.

Exemptions for Projects Consistent with a Community Plan, General Plan, or Zoning

Consistent with Section 21083.3 of the California Public Resources Code, State CEQA Guidelines Section 15183(a) states, “CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR is certified shall not require additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” Applicable mitigation measures identified in the DTSP Addendum would be implemented. If an effect that is peculiar to the project or its site is identified, uniformly applied development standards may be implemented to reduce or eliminate the effect.

Exemptions for Infill Projects

Section 21094.5 of the California Public Resources Code provides streamlining by focusing further CEQA analysis only on effects that (a) are specific to the project or project site and were not addressed as significant effects in the prior EIR, or (b) based on substantial evidence, would be more significant than those described in the prior EIR.

Focused EIR for Certain Projects

Section 21158.5 of the California Public Resources Code allows the preparation of a focused EIR for any project consisting of multiple-family residential development of no more than 100 units, or for residential and commercial or retail mixed-use development of not more than 100,000 square feet that complies with certain conditions. The focused EIR to be prepared would be limited to a discussion of potentially significant environmental effects that are specific to the project, or that substantial new information shows would be more significant than described in the prior EIR.

Tiered Environmental Analysis

State CEQA Guidelines Section 15162 provides for CEQA streamlining by stating that projects consistent with a prior EIR may forgo further environmental analysis, unless the project meets one of the criteria listed in State CEQA Guidelines Section 15162. Development in the DTSP's Plan Area may rely on the environmental analysis conducted previously, provided that the project is within the parameters of the land use and growth assumptions in the General Plan and DTSP. A subsequent EIR, supplemental EIR, or EIR addendum to the General Plan EIR may be appropriate if a project varies from the growth and/or development assumptions previously analyzed.

Future Traffic Analyses

The need for additional traffic studies for future projects will be limited for those projects that meet the new vehicle miles traveled (VMT) standards established as part of the DTSP Addendum process. Transportation impacts related to VMT are considered less than significant if specific land uses do not exceed the following significance thresholds:

- *Single-family units*: 73.4 VMT per unit
- *Multi-family units*: 49.7 VMT per unit
- *Age-restricted units*: 32.0 VMT per unit
- *Office*: 77.2 VMT per thousand square feet (ksf)
- *Highway Commercial*: 134.5 VMT per ksf
- *General Retail*: 103.3 VMT per ksf
- *Industrial*: 29.4 VMT per ksf
- *Warehouse*: 15.2 VMT per ksf

Implementation of the DTSP, including land use development consistent with the DTSP and transportation improvements, would normally meet these thresholds. Development consistent with the DTSP and prototypes is assumed to not have a significant environmental impact related to VMT. Therefore, further project-specific VMT analysis for projects consistent with the DTSP and prototypes is not required.

5.3 Financing Strategy

Although select near-term improvements have been identified, full implementation of the DTSP will be a long-term project that will require collaboration between the City of Vacaville, property owners, businesses, and developers. To facilitate this, a financing strategy was prepared for the DTSP that outlines a Downtown Improvement Program. The purpose of the Financing Strategy is to identify funding sources, financing methods, and actions the City can take to implement the public improvement projects and programs presented in DTSP Part I, Chapter 4, “Development Framework.” Refer to Appendix D, “Financing Strategy,” for more details.

5.3.1 Funding Sources

With a range of improvement types and projects, the DTSP will draw on both broad-based and project-specific funding sources to support both short-term and long-term implementation. This includes locally controlled sources, such as General Fund monies and development impact fee revenue, and funding from regional, state, and federal agencies and assorted private sources. The following is a general description for each funding category. Funding sources are summarized in **Table 5.3.1-1**.

- **Local Funding.** Local funding is typically the least competitive, but often is already allocated to existing funding priorities. Increasing the amount of local funding available may require additional taxation. Local funding can be leveraged for one-time capital costs and for ongoing operations and maintenance; it can also be used for leveraging outside funding and as a dependable source for debt repayment.
- **Regional/State Funding.** The identified regional and state funding programs vary in size and are most well-suited to offsetting one-time fixed improvement costs. The regional and state funding sources are mostly competitive.
- **Federal Funding.** Federal funding is generally limited and allocated based on fixed funding criteria, although a significant amount of federal funding is also provided as pass-through dollars to regional and state agencies.
- **Private/Nonprofit Funding.** In addition to public funding sources from various levels of government, private and nonprofit funding may play a role in DTSP implementation and can include private donations, sponsorship programs, and private charities and foundations.

TABLE 5.3.1-1: TYPES OF FUNDING SOURCES

<i>Local Funding</i>	<i>Regional/State Funding</i>	<i>Federal Funding</i>	<i>Private/Nonprofit Funding</i>
General Fund Monies Measure M Measure I Measure G Transient Occupancy Tax (TOT) Development Impact Fees and Mitigations Mills Act Contracts User Fees, Rents and Concessions	Transportation Development Act Article 3 (TDA-3) Yolo-Solano Air Quality District (AQMD) Clean Air Funds Affordable Housing & Sustainable Communities (AHSC) Urban Greening Grants (UGG) Active Transportation Program (ATP) State Highway Operation and Protection Program (SHOPP) Proposition 68 (Prop 68) Per Capita Program Local Streets and Roads Program (LSRP) Local Transportation Funds (LTF) Energy Conservation Assistance Act (ECAA) California Public Utility Commission Rule 20A	Community Development Block Grant (CDBG) Federal Emergency Management Agency (FEMA) Disaster Mitigation	Private Donations Sponsorship Programs Private Charities and Foundations American Association of Retired Persons (AARP) Community Challenge National Endowment for the Arts

5.3.2 Recommended Improvements

These projects and programs are organized into five categories.

- **Near-Term Projects.** This family of projects includes those that are already scheduled for completion and those that have already secured funding, or that are expected to secure funding within the next 6–12 months. It includes a diversity of improvement types, including a number of sewer system improvement projects, signage improvements, and placemaking improvements, such as signage updates, a murals program, and Ulatis Creek bank repairs.
- **Placemaking and Community Identity Projects.** The second family of improvement projects includes a variety of additional placemaking type improvements that are intended to enhance the Downtown built environment, reinforce the Downtown brand, and ensure clear communication of the community's vision and identity. It includes preparation of a wayfinding master plan, additional bicycle signage, preparation of a landscaping plan, design of the CreekWalk and Town Center, and restoration of the historic School Street Bridge, among other types of improvements.



Downtown Napa (Source: ESA)

- **Complete-Streets Projects.** The complete-streets family of improvements includes all projects within the street right-of-way. The purpose of this grouping is to ensure that related improvements are closely coordinated to limit disruptions and duplications of effort, such as the repeated closure of certain street segments to accommodate multiple different improvements. This family includes preparation of a complete-streets master plan that will serve as the primary planning tool for future active transportation projects aimed at prioritizing walking and biking in Downtown Vacaville, while seeking to balance passenger and transit vehicle needs. This family of improvements, and the Complete Streets Master Plan more specifically, include evaluation and design-level planning and cost estimation for bike paths and lanes, new and extended sidewalks and bulb-outs, street furniture, landscaping, irrigation, lighting, and green stormwater improvements within the public right-of-way and City-owned parking lots.
- **Business Assistance Program Projects.** This family of improvements is oriented toward promoting economic development and commercial revitalization in the Downtown area. It includes preparation of a digital media strategy and implementation of a business ombudsman program, an upper-floor renovation program, and a storefront redesign program, as well as active business recruitment and small business assistance.

- **Water and Sewer Infrastructure Improvements.** The final family of improvements includes water and sewer infrastructure improvements and upgrades. This family includes a variety of significant capital improvements that will be needed to accommodate redevelopment and growth in the Downtown area, including the replacement of aging water and sewer lines along certain street segments and alleyways. Some of the projects identified in this category may be paid for through developer contributions that are negotiated as part of one-time development agreements. To the extent that planned development does not occur, the City may need to identify alternative funding sources to complete the needed improvements in a timely fashion.



Streetscape in the city of Napa (Source: ESA)

Within these five categories, the planned projects align with 14 different improvement types:

- Bicycle Facilities
- Economic Development
- Gateways and Wayfinding
- Lighting
- Parking
- Parks and Recreation
- Pedestrian Amenities
- Placemaking
- Public Art
- Public Works—Creeks/Streets
- Roadways and Alleys
- Street Trees and Landscaping
- Transit and Alternative Modes
- Utilities

Table 5.3.2-1 presents a summary of the improvements identified in the DTSP, along with the primary category and improvement type for each. The table also identifies funding sources that would likely align with the anticipated improvement type, order-of-magnitude cost, and anticipated phasing of both near- and long-term improvements. Refer to Appendix K, “Financing Strategy,” for more details.



Mural in Downtown Napa (Source: ESA)

5.3.3 Improvement Prioritization and Phasing Strategies

The City of Vacaville can consider two primary strategies for prioritizing the funds available to implement the Downtown Improvement Program. The first strategy is to focus available funds on those program improvements and actions that will have the greatest impact on Downtown revitalization and redevelopment. The second strategy is to use City-controlled funds to leverage funding available from other sources, implementing improvements opportunistically as funding becomes available. The City may ultimately choose to use an approach that strategically combines these two prioritization methods. Refer to Appendix K, “Financing Strategy,” and **Table 5.3.2-1** for additional information on project prioritization.

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

<i>Category</i>	<i>Name of Planned Improvement</i>	<i>Description^a</i>	<i>Improvement Type^b</i>	<i>Primary Funding^c</i>	<i>Alternate Funding^d</i>
Near-Term Priority Project	Wayfinding Master Plan— Directional Trailblazer Signs (Phase I)	Install trailblazer directional signs throughout the Plan Area to improve accessibility and visibility to the Downtown. Specifically, this includes installing two types of trailblazer signs, mainly affixed to existing streetlights or placed on separate posts throughout the city.	Gateways, Signage, and Wayfinding	Business Improvement District - TABS funding is most of this funding	-
Near-Term Priority Project	Alley Sewer System Replacement	Replace aging sewer lines and laterals in the Downtown alleys and other locations, including the Elm Street to Stevenson Street backyard sewer, Peach Tree Avenue alley to the Mason Street sewer, the Trianon Way alley sewer, and the Kentucky Street/Mason Street sewer.	Utility	Sewer—Major Replacement	-
Near-Term Priority Project	Elmira Trunk Sewer System Lining	Provide cured-in-place-pipe liner to the trunk main along Main Street and Elmira Road from Davis Street to Nut Tree Road; coat the manhole.	Utility	Sewer—Major Replacement	-
Near-Term Priority Project	Andrews Park Sewer System	Replace the elevated sewer system that crosses Ulatis Creek behind the McBride Senior Center.	Utility	Sewer—Major Replacement	-
Near-Term Priority Project	Downtown Sewer System Improvements	Upsize the sewer system in the alley north of Peach Tree Avenue, in West Street, and in the alley west of Mason Street and complete all relevant improvements in this area.	Utility	Sewer—Major Replacement	-
Near-Term Priority Project	Design—Main Street Placemaking	Install Main Street gateways, Town Center expansion Phase I, decorative intersections, and extended sidewalk.	Placemaking	Sponsorships; Private Donations	Business Improvement District; Strategic Growth Council Urban Greening Grant
Near-Term Priority Project	Downtown Alley Paving (Phase I)	Repair damaged and deteriorating pavement in Downtown alleys.	Public Works—Streets	Measure M	-
Near-Term Priority Project	Davis Street Sign Retrofit	Replace neon with LED lighting on the overhead gateway sign.	Gateways, Signage, and Wayfinding	General Fund	-

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

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Near-Term Priority Project	Ulatis Creek/CreekWalk Bank Repairs (Phase 1)	Repair west creek bank erosion along Ulatis Creek; repair damage to banks that resulted from 2017 storms.	Public Works—Creeks	Federal Emergency Management Agency; General Fund	Infrastructure State Revolving Loan Fund
Near-Term Priority Project	Murals Program	Identify a process to permit murals and incorporate them into the Public Art Master Plan at a later date.	Public Art	General Fund; Measure M; Business Improvement District	National Endowment for the Arts Our Town; Community Development Block Grant; Private Donations
Near-Term Priority Project	Landscaping Design—Clearing (Phase 1)	Clear vegetation along Ulatis Creek north of the historic School Street Bridge, adjacent to the library and restaurant.	Street Trees and Landscaping	General Fund; Business Improvement District; Private Donations; Landscaping and Lighting Assessment District	-
Placemaking	Parklet Design—Main Street	Install parklets and other street improvements, such as extended sidewalks, retail displays, or outdoor eating areas, along Main Street with locations to be determined.	Placemaking	General Fund; Measure M; Business Improvement District	Community Development Block Grant; Private Donations
Placemaking	Wayfinding Master Plan (Phase 2)	Install new gateway signs, pedestrian signage, and freeway-oriented signage at different access points into Downtown catering to drivers, pedestrians, and bicyclists. Replace/enhance the existing freeway marquee signs.	Gateways, Signage, and Wayfinding	Caltrans Active Transportation Program; Measure M; General Fund	Transient Occupancy Tax Funding; Business Improvement District; American Association of Retired Person; National Endowment for the Arts Our Town
Placemaking	Bicycle Signage (Phase 1)	Install new bicycle signage.	Gateways, Signage, and Wayfinding	Caltrans Active Transportation Program; Measure M; General Fund	Transient Occupancy Tax Funding; Business Improvement District; American Association of Retired Person; National Endowment for the Arts Our Town
Placemaking	Landscaping Design—Clear (Phase 2)	Clear vegetation along Ulatis Creek downstream of the historic School Street Bridge.	Street Trees and Landscaping	General Fund; Business Improvement District; Private Donations; Landscaping and Lighting Assessment District	Strategic Growth Council Urban Greening Grant; Proposition 68

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Placemaking	Ulatis Creek Bank Repairs (Phase 2)	Repair creek bank erosion along Main Street from the School Street Bridge to the pedestrian bridge north of Wilson Street.	Public Works—Creeks	General Fund	-
Placemaking	CreekWalk Design	Create a CreekWalk promenade that provides additional connection to Andrews Park and Downtown Vacaville.	Placemaking	Strategic Growth Council Urban Greening Grant	Sponsorships; Proposition 68; Community Development Block Grant; Private Donations
Placemaking	Town Center Design	Plan the Town Square/Town Center to include phased infill development and pedestrian amenities.	Placemaking	General Fund; Business Improvement District	Sponsorships; American Association of Retired Person; National Endowment for the Arts Our Town
Placemaking	Design/Master Plan—Art	Work with the Arts Advisory Committee to prepare a Public Art Master Plan to address the Main Street Art Walk and Main Street Arts Fair.	Public Art	General Fund; Business Improvement District	National Endowment for the Arts Our Town; Community Development Block Grant
Placemaking	Parking Lot Identification Art Piece	Install parking lot identification art piece.	Public Art	General Fund; Business Improvement District	State Highway Operation & Protection Program; National Endowment for the Arts Our Town; Community Development Block Grant; Donations; Sponsorships
Placemaking	School Street Bridge	Restore and preserve the historic 1911 bridge (School Street Bridge).	Placemaking	General Fund, Community Development Block Grant	Donations; Sponsorships
Placemaking	Andrews Park Stage Cover	Install shaded cover to the upper park stage and upgrade the lower picnic area to improve accessibility.	Parks and Recreation	General Fund; User Fees	Community Development Block Grant

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

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Complete Streets	Design/Master Plan—Bike/Ped	Prepare a Bike and Scooter Master Plan.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Caltrans Sustainable Transportation Planning Grants; Yolo-Solano Air Quality Management District Clean Air Funds; Transportation Development Act-3; Local Transportation Development Funds
Complete Streets	Complete Street Design—Catherine Street	Redesign Catherine Street as a complete street including bike lanes.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Complete Street Design—E. Monte Vista Avenue	Redesign East Monte Vista Avenue to include bike facilities including median.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Complete Street Design—Markham Avenue	Redesign Markham Avenue to include bike lanes.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Bicycle Facility Improvements Design—Ulatis	Implement an Ulatis Creek Class I shared-use path (East Monte Vista Avenue to I-80).	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

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Complete Streets	Bicycle Facility Improvements—Davis Street	Implement Davis Street Class II bike lanes.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Bicycle Facility Improvements—Dobbins Street	Implement Dobbins Street and Merchant Street Class II bike lanes.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Bicycle Facility Improvements—Markham Avenue	Implement Markham Avenue Class II bike lanes.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Bike and Pedestrian Facility Improvements—McClellan Street	Implement McClellan Street Class II bike lanes.	Bicycle Facilities	Caltrans Active Transportation Program	Affordable Housing & Sustainable Communities; Transportation Development Act-3; State Highway Operation & Protection Program; Local Transportation Development Funds
Complete Streets	Bicycle Facility Improvements—Ulatis Creek	Implement an Ulatis Creek Class I shared-use path (East Monte Vista Avenue to I-80).	Bicycle Facilities	Caltrans Active Transportation Program	-
Complete Streets	Ride-Share Connectivity	Collaborate with ride-share providers to subsidize rides to the Downtown.	Economic Development	Caltrans Active Transportation Program	-
Business Assistance Program	Digital Media Strategy	Create a digital media strategy to include website development and maintenance and approaches to social media marketing and influence development.	Economic Development	General Fund; Business Improvement District	Business Improvement District

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

<i>Category</i>	<i>Name of Planned Improvement</i>	<i>Description^a</i>	<i>Improvement Type^b</i>	<i>Primary Funding^c</i>	<i>Alternate Funding^d</i>
Business Assistance Program	Small Business Assistance	Provide a small-business startup assistance program and mentoring in cooperation with the Solano Small Business Development Center.	Economic Development	Business Improvement District; General Fund	SCORE ^e ; Community Development Block Grant
Business Assistance Program	Business Ombudsman Program	Designate a business ombudsman or create "how-to" resources for businesses seeking support with navigating the City's permitting and incentives programs.	Economic Development	General Fund	Community Development Block Grant
Business Assistance Program	Active Business Recruitment	Recruit prospective "homeplace" and name-brand businesses to Downtown.	Economic Development	General Fund; Business Improvement District	Community Development Block Grant
Business Assistance Program	Active Storefront Incentives	Provide incentives such as no-/low-cost loans to businesses for storefront redesigns that better activate the streetscape.	Economic Development	General Fund; Business Improvement District	Mills Act Contracts; Community Development Block Grant
Complete Streets	Stormwater Design and Improvements	Implement a Stormwater Bio-retention Pilot Program.	Street Trees and Landscaping	Caltrans Sustainable Transportation Planning Grant (SB 1); Strategic Growth Council Urban Greening Grant	Clean Water State Revolving Fund; Prop 68; General Fund; Community Development Block Grant
Complete Streets	Lighting Design—Incentives	Support DBA lighting incentives.	Lighting	Landscaping and Lighting Assessment District; Energy Conservation Assistance Act	Community Development Block Grant
Complete Streets	Design/Master Plan—Lighting	Prepare a Lighting Master Plan.	Lighting	Landscaping and Lighting Assessment District; Energy Conservation Assistance Act	Community Development Block Grant
Complete Streets	Lighting Design—Parking	Upgrade public parking lighting.	Lighting	Landscaping and Lighting Assessment District; Energy Conservation Assistance Act	Community Development Block Grant

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

<i>Category</i>	<i>Name of Planned Improvement</i>	<i>Description^a</i>	<i>Improvement Type^b</i>	<i>Primary Funding^c</i>	<i>Alternate Funding^d</i>
Complete Streets	Lighting Design—Walkways	Upgrade public walkway lighting.	Lighting	Landscaping and Lighting Assessment District; Energy Conservation Assistance Act	Community Development Block Grant
Complete Streets	Design Parking Consolidation—Merchant and Dobbins Street	Remove on-street parking along portions of Merchant and Dobbins Streets.	Parking	Business Improvement District; General Fund	Transient Occupancy Tax Funding; Community Development Block Grant; Landscaping and Lighting Assessment District
Complete Streets	Downtown Parking Lot Amenities	Install lot lighting, shade trees, cameras, waste receptacles, signage, and wayfinding.	Parking	Business Improvement District; General Fund	-
Complete Streets	Downtown Parking Lot Configuration Improvements	Improve the configuration of existing lots (nine lots).	Parking	Business Improvement District; General Fund	Transient Occupancy Tax Funding; Community Development Block Grant; Landscaping and Lighting Assessment District
Complete Streets	Pedestrian Facility Improvements—Catherine Street	Fill sidewalk gaps along Catherine and Wilson Streets to prevent gaps in pedestrian circulation.	Pedestrian Amenities	Local Streets and Roads Program	Affordable Housing & Sustainable Communities; State Highway Operation & Protection Program; Caltrans Active Transportation Program; Local Transportation Development Funds; Community Development Block Grant
Complete Streets	Pedestrian Facility Improvements—E. Monte Vista Avenue	Enhance the crosswalk and roadway pavement at this intersection, which experiences heavy pedestrian use by students. Use colored pavers, scoring patterns, asphalt stamps, or high-visibility crosswalks to create a more interesting aesthetic and make it easier for motorists to safely see the intersection.	Pedestrian Amenities	Local Streets and Roads Program	Affordable Housing & Sustainable Communities; State Highway Operation & Protection Program; Caltrans Active Transportation Program; Local Transportation Development Funds; Community Development Block Grant

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

<i>Category</i>	<i>Name of Planned Improvement</i>	<i>Description^a</i>	<i>Improvement Type^b</i>	<i>Primary Funding^c</i>	<i>Alternate Funding^d</i>
Complete Streets	Pedestrian Facility Improvements—Mason Street	Enhance the Mason and Merchant Streets intersection/crossing.	Pedestrian Amenities	Local Streets and Roads Program	Affordable Housing & Sustainable Communities; State Highway Operation & Protection Program; Caltrans Active Transportation Program; Local Transportation Development Funds; Community Development Block Grant
Complete Streets	ADA Improvements	Upgrade crosswalks, ramps, and sidewalks to current ADA standards.	Pedestrian Amenities	Measure M	Community Development Block Grant; Affordable Housing & Sustainable Communities; State Highway Operation & Protection Program; Caltrans Active Transportation Program; Local Streets and Roads Program; Local Transportation Development Funds; Community Development Block Grant
Complete Streets	Design/Master Plan—Amenities	Prepare a Site Furnishings Master Plan.	Placemaking	General Fund; Business Improvement District	National Endowment for the Arts Our Town; Community Development Block Grant
Complete Streets	Downtown Parking Lots Upgrades	Repair damaged pavement; replace signage and striping; address drainage issues.	Public Works—Streets	Measure M	Gas Tax; Local Streets and Roads Program; Infrastructure State Revolving Loan Fund; Local Transportation Development Funds
Complete Streets	Complete Street Design—Davis Street	Redesign Davis Street as a complete street including bike lanes.	Roadways and Alleys	Local Streets and Roads Program	-
Complete Streets	Complete Street Design—Dobbins Street	Redesign Dobbins Street as a complete street including Class II bike lanes.	Roadways and Alleys	Local Streets and Roads Program	-
Complete Streets	Complete Street Design—McClellan Street	Redesign McClellan Street as a complete street including bike lanes.	Roadways and Alleys	Local Streets and Roads Program	-
Complete Streets	Complete Street Design—Mason Street	Redesign Mason Street as complete street including bike lanes.	Roadways and Alleys	Local Streets and Roads Program	-

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

<i>Category</i>	<i>Name of Planned Improvement</i>	<i>Description^a</i>	<i>Improvement Type^b</i>	<i>Primary Funding^c</i>	<i>Alternate Funding^d</i>
Complete Streets	Landscaping Design—Expand	Expand the lighting and landscape district (LLD) to include all streets in Downtown.	Street Trees and Landscaping	General Fund	-
Complete Streets	Landscaping Design—Plant	Plant trees in existing planters throughout Downtown.	Street Trees and Landscaping	Strategic Growth Council Urban Greening Grant; Affordable Housing & Sustainable Communities	-
Complete Streets	Landscaping Design—Easements	Designate a landscape easement on all streets in Downtown.	Street Trees and Landscaping	General Fund; Landscaping and Lighting Assessment District	-
Complete Streets	Design/Master Plan—Street Trees	Prepare a Street Tree Master Plan to provide a framework for placement and maintenance of street trees throughout Downtown.	Street Trees and Landscaping	General Fund; Business Improvement District	Strategic Growth Council Urban Greening Grant; Proposition 68
Complete Streets	Curbside Management Improvements—High School	Establish High School Zones (drop-off and pickup).	Transit and Alternative Travel Modes	Safe Routes to School Active Transportation Program; General Fund	Caltrans Active Transportation Program
Complete Streets	Curbside Management Improvements—Rideshare	Establish Ride for Hire Zones (drop-off and pickup).	Transit and Alternative Travel Modes	Safe Routes to School Active Transportation Program; General Fund	Caltrans Active Transportation Program
Complete Streets	Overhead Utility Undergrounding	Place overhead utility lines underground within Wilson Street and Catherine Street.	Utility	California Public Utility Commission Rule 20A	Development Impact Fee; Infrastructure State Revolving Loan Fund; Community Development Block Grant
Water and Sewer Infrastructure Improvement	Various Fire Flow Water Distribution Improvements and Alley Water Replacements	Upsize various pipelines to meet fire flow requirements for anticipated land uses within Downtown (approximately 8,990 lineal feet of new 12-inch and 3,510 lineal feet of 8-inch-diameter pipelines). Replace aging water lines and laterals in the Downtown alleys and other locations.	Utility	Water Replacements; Municipal Bond; Utilities O&M; Mello-Roos Community Financing Districts or Similar	Development Impact Fee and Utilities Department O&M budget

TABLE 5.3.2-1: INVENTORY OF PLANNED IMPROVEMENTS AND POTENTIAL FUNDING SOURCES

<i>Category</i>	<i>Name of Planned Improvement</i>	<i>Description^a</i>	<i>Improvement Type^b</i>	<i>Primary Funding^c</i>	<i>Alternate Funding^d</i>
Water and Sewer Infrastructure Improvement	Multiple Water System Improvements to Support Citywide Growth	Implement water supply, pumping, storage, and transmission or distribution system improvements, as identified in the Water Master Plan for future needs. These projects are specifically called out as Developer Funded projects.	Utility	Municipal Bond; Development Impact Fee; Mello-Roos Community Financing Districts or Similar	Development Impact Fee and Utilities Department O&M budget
Water and Sewer Infrastructure Improvement	Multiple Water System Improvements to Support Citywide Growth and Address Existing Needs	Implement water supply, pumping, storage, and transmission or distribution system improvements, as identified in the Water Master Plan for existing needs. These projects are specifically called out as Mix Benefit projects.	Utility	Municipal Bond; Development Impact Fee; Utilities O&M; Mello-Roos Community Financing Districts or Similar	Development Impact Fee and Utilities Department O&M budget
Water and Sewer Infrastructure Improvement	Monte Vista Sewer System Upsize	Upsize sewer system to 12 inches, 15 inches, and 18 inches in Stinson Avenue and Monte Vista Avenue from Cottonwood Street to Dobbins Street.	Utility	Sewer—Major Replacement	Development Impact Fee and Utilities Department O&M budget
Water and Sewer Infrastructure Improvement	Mason Street Sewer System	Upsize 6-inch-diameter sewer in Mason Street at Merchant Street.	Utility	Sewer—Major Replacement	Development Impact Fee and Utilities Department O&M budget
Water and Sewer Infrastructure Improvement	Birch Street Area Sewer System	Upsize 1,600 lineal feet of sewer to 15-inch sewer in the Davis Street area from the Interstate 80 westbound interchange to Stevenson Street.	Utility	Sewer—Major Replacement	Development Impact Fee and Utilities Department O&M budget. Partially funded and in final design phase

Notes:

- a. Provides a brief description of the planned improvement.*
- b. Identifies the general category into which each improvement falls (e.g., utility, placemaking, bicycle facilities).*
- c. Identifies the most likely primary funding source anticipated for each improvement. Refer to Appendix K, “Financing Strategy,” and Table 5.3.3-1 for funding source definitions.*
- d. Lists other funding sources that the City may want to consider as alternative and/or supplemental funding sources for each improvement.*
- e. 501C3 nonprofit small business assistance organization*

Select improvement projects are subject to change.

5.4 DTSP Implementation Actions

For the City to monitor progress, implementing actions have been developed to facilitate project execution and further the goals and policies of the DTSP. These implementing actions are listed in **Table 5.4-1**, which is intended to be used by the City as a tool to assist in the execution and monitoring of DTSP implementation. The table lists each supporting implementing action, along with an identification that corresponds to the action topic, a description of the action, and the City department(s) responsible for leading implementation.

Actions for Funding Sources and Financing Tools

Specific to funding, the following is a list of actions that the City should also consider to implement the DTSP. This list is not exhaustive, but it provides initial direction to City staff and stakeholders regarding potential actions to position the City and its partners to leverage funding sources and financing tools that are currently available.

- Prioritize and Refine Annual Implementation Plan
- Review and Update Impact Fee Program(s)
- Review and Update Capital Improvement Plans
- Assess Need for Change(s) to Special District(s)
- Inventory Local Match Funding Sources
- Pursue Outside Grant Opportunities
- Create a Reimbursement Policy
- Create a Mills Act Incentive Program
- Update the Consolidated Plan
- Assess Support for Local Funding Tools
- Assess Eligibility for the National Register
- Update User Fee Schedule
- Create Pocket Park Program
- Create Sponsorship Program

TABLE 5.4-1: IMPLEMENTING ACTIONS FOR THE VACAVILLE DOWNTOWN SPECIFIC PLAN

<i>ID</i>	<i>Implementing Action</i>	<i>Implementing Action Description</i>	<i>Responsible Entity</i>
LU-1	Regular Review and Monitoring Progress	Review and update, if necessary, the Vacaville Downtown Specific Plan every five years. Prepare an annual report on the progress of the Vacaville Downtown Specific Plan.	Community Development Department
LU-2	Tribal Engagement	Engage early and regularly with California Native American tribes during pre-application processes in order to improve the consideration and protection of cultural resources.	Community Development Department, Public Works Department, Utilities Department
H-1	Incentives for Residential Development	Continue to offer incentives to encourage the development of high-density residential in Downtown areas where these housing products are desired. These incentives can include reduced, eliminated, and/or deferred impact fees, density bonuses, and streamlining benefits.	Community Development Department, Housing Department, Economic Development Department, and Utilities Department
H-2	Preservation of Affordable Housing	Conduct an assessment of potential preservation opportunity sites. These can include medium-sized multifamily complexes and clusters of single-family sites that would be ideal for use as low-income housing.	Community Development Department and Housing Department
H-3	Affordable Housing Funding	Prioritize local, regional, state, and federal financial resources that preserve existing affordable housing and encourage development of new affordable housing.	Community Development Department and Housing Department
H-4	Anti-displacement Strategy	Implement the recommendations identified in the Downtown Affordable Housing and Anti-displacement Strategy to avoid the displacement of existing residents as a result of Downtown redevelopment.	Community Development Department and Housing Department
H-5	Monitoring Displacement	Monitor regulated affordable housing that is at risk of converting to market rate.	Community Development Department and Housing Department
CA-1	Parklets and/or Sidewalk Extensions	Continue to identify candidate locations in the Plan Area, particularly those within the Downtown Center, for temporary and/or permanent parklet or sidewalk extension installations.	Community Development Department, Parks and Recreation Department, and Public Works Department
CA-2	Joint Uses	Explore opportunities for nontraditional, smaller park types and joint-use facilities and partnerships, including those with the McBride Senior Center, the library, and/or Buckingham Collegiate Charter Academy.	Community Development Department, Parks and Recreation Department, and Public Works Department
CA-3	Park Maintenance	Explore new park maintenance funding sources and strategies to ensure that public facilities and park spaces are clean, safe, and operational.	Community Development Department, Parks and Recreation Department, and Public Works Department
CA-4	Farmers' Market	Review the Downtown Farmers' Market and Pavilion Analysis (Appendix J) and determine which strategies and improvements should be implemented that would maximize economic, social, environmental, and cultural benefits to Downtown and the city as a whole. An example could include the Farmers' Market structure in the expanded Town Center.	Community Development Department, Parks and Recreation Department, and Public Works Department

TABLE 5.4-1: IMPLEMENTING ACTIONS FOR THE VACAVILLE DOWNTOWN SPECIFIC PLAN

<i>ID</i>	<i>Implementing Action</i>	<i>Implementing Action Description</i>	<i>Responsible Entity</i>
CA-5	Locations for Future Public Facilities and Amenities	Collaborate with stakeholders, such as landowners, business owners, the Arts Advisory Committee, the community, and Downtown affiliated organizations, including the Downtown Vacaville Business Improvement District, to identify, locate, and develop additional public facilities and amenities in the Plan Area.	Community Development Department, Parks and Recreation Department, and Economic Development Department
CA-6	Fire Protection	As growth and development occur Downtown, continue to provide adequate and timely fire protection service to residents of the Plan Area and nearby neighborhoods. Ensure that adequate funding sources are provided.	Vacaville Fire Department
CA-7	Police Protection	As growth and development occur Downtown, continue to provide adequate and timely police protection service to residents of the Plan Area and nearby neighborhoods. Ensure that adequate funding sources are provided.	Vacaville Police Department
U-2	Monitor Water Needs	Monitor and refine citywide and Plan Area needs as development occurs to ensure the adequate provision of water.	Community Development Department and Utilities Department
U-4	Waste Prevention/Recycling Diversion Program	Work with Recology and other stakeholders, such as residential and business associations, to design and implement a sustainable materials management plan that provides opportunities for local repair and reuse, sufficient recycling, composting, and disposal opportunities to encourage businesses, institutions, and residents to prevent waste, and maximize the diversion of the waste that is produced. Changing material types and volumes will require particular attention to recycling/ compost/trash enclosure specifications, as well as collection container and frequency options.	Public Works Department
U-5	Energy Efficiency	Continue to work with Pacific Gas and Electric Company and utilize energy efficiency, load management, and renewable resources programs to meet electricity and natural gas demand and energy conservation goals for development in the Plan Area.	Community Development Department, Public Works Department, and Pacific Gas and Electric Company
U-6	Telecommunication Improvements	Work with telecommunications providers and project developers to identify locations where future telecommunication facilities can be located.	Community Development Department, Public Works Department, and telecommunications providers

Note:

1 LU = Land Use; H = Housing; CA = Communities Amenities, Facilities, and Services; U = Utilities

5.5 Administration and Monitoring

5.5.1 Amendments to the Specific Plan

The DTSP is intended to be flexible to respond to changing conditions and expectations during its implementation. During the long-term buildout of the DTSP, Plan Area amendments to the adopted plan may be necessary to respond to changing circumstances or to adapt to special conditions on a particular site. To address this intent, any amendment to the DTSP shall be completed in accordance with procedures identified in the City's Land Use and Development Code for amending specific plans, and amendments identified and determinations made by the Planning Director.

5.5.2 Severability

If any portion of this DTSP is, for any reason, held invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and the invalidity of such provision shall not affect the validity of the remaining portion of this DTSP.



School Street Bridge entering Andrews Park in Downtown Vacaville (Source: ESA)