



Agenda Item No. 9B
March 22, 2022

TO: Honorable Mayor and City Council Members
Attention: Aaron M. Busch, City Manager

FROM: Erin Morris, Community Development Director
(Staff contact: Tyra Hays, Senior Planner (707) 449-5366)

SUBJECT: 2021 ANNUAL STATUS OF THE GENERAL PLAN PROGRESS REPORT

ACTIONS FOR CONSIDERATION:

No action is required. This is an informational report on the 2021 Annual Status of the General Plan.

RECOMMENDATION:

Receive the 2021 Annual Status of the General Plan, and provide feedback to staff regarding the list of recommended priority projects for 2022.

BACKGROUND:

California Government Code Section 65400 and 65700 requires the City to prepare an annual progress report on the General Plan, which includes the Housing Element Annual Progress Report, and to submit it to the Governor's Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (HCD) by April 1 of each year. The primary purpose of the progress report is to: (1) ensure active use of the General Plan, which includes the Housing Element; (2) improve implementation of these documents; and (3) set annual implementation priorities. Submittal of this report by the April 1 due date each year ensures the City's continued eligibility for various federal and state grant funding opportunities related to housing and transportation. This report evaluates the existing 2015-2023 Housing Element, and not the Housing Element Update currently being prepared for 2023-2031.

In addition to the annual progress report on the General Plan, the City is required to annually prepare and submit a Successor Agency report as an addendum to the Housing Element. This report is in regards to the City's affordable housing activities, which are subject to the affordable housing-related provisions of the California Redevelopment Law. Lastly, Housing Element Program H.4 – I 3 directs the City to include an analysis of the City's Medium Density (RMD), High Density (RHD), and Urban High Density (RUHD) vacant land inventory in this report. Related to this Housing Program, General Plan Policy LU-P12.3 directs the City to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multifamily attached housing. These State required reports and tables were provided in the February 15, 2022, Planning Commission Staff Report which is included in Attachment 1 of this report.

Discussion

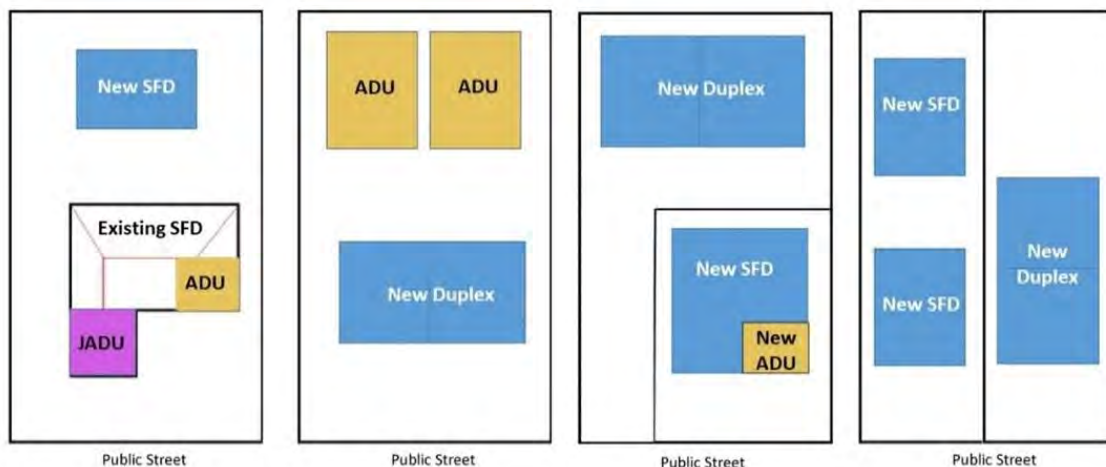
A. Planning Commission

On February 15, 2022, staff presented the Annual Status of the General Plan Report to the Planning Commission. The Commission inquired about housing needs, housing legislation, parking, and environmental mitigation measures required by the General Plan EIR.

The Planning Commission was interested in Senate Bill 9 (SB 9), commonly referred to as the “Urban Lot Split Law” or the “Duplex Law.” Senate Bill 9 was approved by the Senate on August 31, 2021, and signed into law by the Governor on September 16, 2021. This bill streamlines the process by which the owner of a single-family lot can subdivide that lot into two separate parcels, and construct up to two units per parcel. In other words, a single-family lot can be transformed from one home into four homes, subject to certain conditions. The Commission asked questions related to parking requirements for Accessory Dwelling Units (ADU), and urban lot splits resulting from the passage of SB 9. Staff informed the Planning Commission that parking requirements for these uses are defined by State law and cannot be increased at the local level.

The City of Campbell created an illustration, Figure 1 below, showing potential ways SB 9 could allow up to four housing units on one parcel of land zoned for single-family residential.

Figure 1 – SB 9 Illustration



Source: City of Campbell

This new legislation is intended to encourage and support housing production, thus helping to address the ongoing statewide housing crisis. Opponents of SB 9 have expressed concern that the law will undermine communities, benefits land speculators, and is unlikely to make a material impact on the demand for housing in urban areas. The City cannot prohibit the implementation of SB 9. The proposed Land Use and Development Code Update addresses its passage in its development criteria.

B. Recommended Priority Implementation Tasks for 2022

The Annual Status of the General Plan Report identifies numerous implementation tasks. Each year, staff recommends implementation tasks that should be deemed priority tasks for the year. Many of the projects recommended as priority implementation tasks are currently in progress. Staff recommends that the following tasks be deemed priority projects for 2022. The letters and numbers following each item note which General Plan policy or action each task is implementing.

1. **Amending City Master Infrastructure and Facilities Plans and finalizing the AB 1600 Development Impact Fee Study.** (LU-A6.2, TR-A3.3, PR-A2.1, SAF-A2.1)
2. **Downtown Specific Plan (DTSP) Implementation** – The DTSP was approved on February 8, 2022. The DTSP contains an implementation chapter (Chapter 5). Staff will be working with Downtown businesses and property owners to prioritize

implementation tasks and projects. Completion of the Downtown Specific Plan and implementing the Plan

will achieve numerous General Plan Actions and Housing Element Policies. (Actions LU-A16.1, LU-A16.2, LU-A16.3, LU-A16.5, LU-A16.6, LU-A20.2, and LU-A20.3)

3. **Municipal Service Review and Urban Reserve Lands Analysis** – State law requires that the City update its Municipal Service Review (MSR) and renew its Sphere of Influence every five years. The City’s existing MSR was adopted in Spring 2017. In addition to updating the MSR, Chapter 14.04.038 of the City’s Municipal Code requires staff to analyze and evaluate if the City needs to annex land designated as “Urban Reserve” to ensure a 20 year supply of residential land, concurrently with updating the MSR. Work on the “Development Inventory and Land Need Forecast” has partially begun with the Housing Strategy and Housing Element efforts. Both the MSR and Development Inventory and Land Need Forecasts are anticipated to be fully underway in the next few months.
4. **Housing Element Update** – The City is currently in the process of updating its Housing Element to address the State’s 6th Housing Cycle covering 2023 through 2031. The City is also updating the Safety Element concurrently with the Housing Element Update, as required by State Law, and has elected to prepare an Environmental Justice Element to better meet the needs of all Vacaville residents. State law requires that the new Housing Element be adopted by January 2023.
5. **Energy & Conservation Action Strategy (ECAS)** – The updated ECAS identifies 16 implementation measures. As staffing levels and workloads allow, these items should be evaluated and prioritized to facilitate implementation.

ENVIRONMENTAL REVIEW:

The Annual Status of the General Plan Report is not a project as defined by the California Environmental Quality Act (CEQA), and therefore an environmental analysis is not required.

FISCAL IMPACT:

The General Plan Implementation Fee, which is charged with each building permit, funds staff’s time to compile and present this report.

Amount Requested: No funding is required or requested for this item.

Funding Source: Not applicable

Budget Distribution: Not applicable

ALTERNATIVES:

The Annual Status of the General Plan Report is a statutory requirement that must be submitted by the State by April 1st of each year.

1. The City Council could direct staff to submit the report as prepared and proceed with the recommended priority projects for 2022.
2. The City council could direct staff to submit the report as prepared and proceed with alternative Council-recommended priority projects.

3. The City Council could direct staff not to submit this report to the State. This decision would likely result in the City being deemed ineligible for various housing, transportation, and infrastructure grants.

STRATEGIC PLAN GOALS/INITIATIVES:

Goal #2 – Strengthen the Local Economy
Initiative 2B: Manage Impacts from Growth

Goal #3 – Protect Vacaville’s Quality of Life
Initiative 3A: Promote Housing for All

ATTACHMENTS:

Attachment 1: February 15, 2022, Planning Commission Staff Report
Attachment 2: General Plan Implementation 2021 Actions

**CITY OF VACAVILLE PLANNING COMMISSION
STAFF REPORT**

**Agenda Item No. 7.A
February 15, 2022**

**Staff Contact: Tyra Hays, AICP
Senior Planner
(707) 449-5366
Tyra.Hays@cityofvacaville.com**

TITLE: 2021 ANNUAL GENERAL PLAN PROGRESS REPORT

RECOMMENDED ACTION: INFORMATIONAL ITEM. NO ACTION NECESSARY.

DISCUSSION:

Government Code Section 65400 requires the City to prepare an annual progress report on the General Plan, which includes the Housing Element, and to submit it to the Governor's Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (HCD) by April 1 of each year. The primary purpose of the progress report is to: 1) ensure active use of the General Plan, including the Housing Element; 2) improve implementation of these documents; and 3) to set annual implementation priorities.

In May 2015, the City Council adopted the 2015-2023 Housing Element, and in August 2015, the City Council adopted the General Plan and Energy and the Conservation Action Strategy (ECAS). The City Council also certified the General Plan and ECAS Environmental Impact Report (EIR). In 2021, the City Council adopted the 2021 Supplement to the General Plan EIR (2021 SEIR), which was prepared to address vehicular miles traveled and the new ECAS. Together, these documents identify the goals, policies, programs, and mitigation measures that have been compiled into the *2021 General Plan Implementation Plan*, which serves as the City's annual progress report. The General Plan Implementation Plan is included in Attachment 1.

In addition to being required to prepare and submit an annual progress report on the General Plan, the City is also required to annually prepare and submit an Addendum to the Annual Housing Element Progress Report (Addendum Report) regarding its affordable housing activities per affordable housing-related provisions of the California Redevelopment Law. The Addendum Report is also included in Attachment 2.

Lastly, the City uses the Annual Status of the General Plan Report to monitor citywide housing production based on the residential building permits issued annually. The 2021 citywide housing production numbers are included as Attachment 3. Monitoring housing production helps ensure that the City remains consistent with the General Plan Policy LU-P12.3, which states:

Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multifamily attached housing.

Including the housing mix in this report allows the Planning Commission and City Council to discuss and take action regarding housing types, if needed.

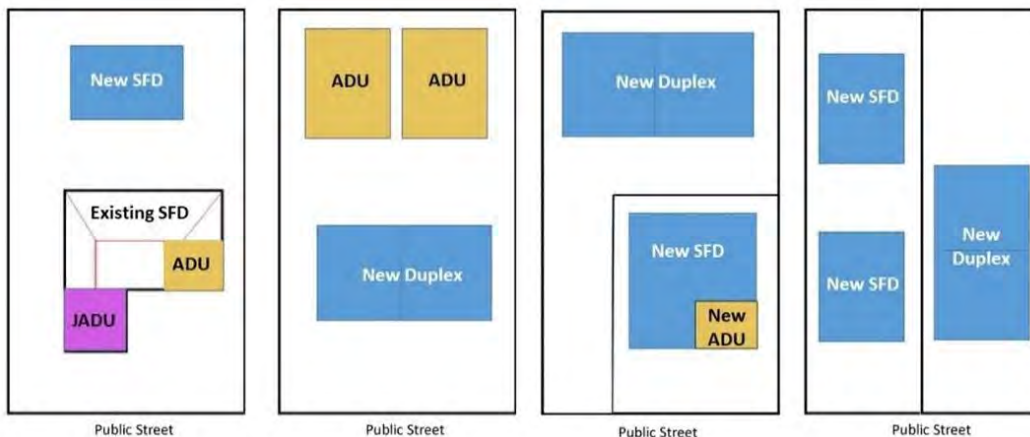
Housing Legislation

The California Legislature passed a large volume of laws related to housing that went into effect on January 1, 2022. To help jurisdictions keep track of numerous changes in housing law, several law firms specializing in land use have created summaries. Holland and Knight is one such firm that has provided a comprehensive summary of new 2022 housing legislation. Their summary can be accessed at:

<https://www.hklaw.com/en/insights/publications/2021/10/californias-2022-housing-laws-what-you-need-to-know>. This summary has also been provided as Attachment 4.

Of the numerous new housing laws, Senate Bill 9 (SB 9), Urban Lot Split Law (the “Duplex Law”) has been, and remains, the most highly publicized and controversial piece of housing legislation in 2022. SB 9 changed the process of subdividing property in single-family residential zones. This has led to this bill being labeled as the “end of single-family zoning” by some.

Specifically, this bill streamlines the process by which the owner of a single-family lot can subdivide that lot into two separate parcels, and to subsequently construct up to two units per parcel. In other words, a single-family lot can be transformed from one home into four homes, subject to certain conditions. The City of Campbell created the following illustration showing potential ways SB 9 could allow up to four housing units on one parcel of land zoned for single-family residential.



Source: City of Campbell website: <https://www.ci.campbell.ca.us/1254/Senate-Bill-9-SB-9>

This new legislation is intended to encourage and support housing production, thus helping to solve the ongoing statewide housing crisis. Opponents of this legislation have expressed concern that this change will undermine communities, benefits land speculators, and is unlikely to make a material impact on the demand for housing in urban areas.

The City cannot prohibit the implementation of SB 9. As such, the proposed Land Use and Development Code Update addresses SB 9 in the following sections:

- Table 14.09.060.A was amended to allow duplexes as a permitted use in all single-family residential zoning: Rural Residential, Residential Estate, Residential Low, Residential Low-Medium, Residential Medium, and Residential Medium-High. In

addition, an endnote has been included that provides cross-reference to the Government Code sections with the SB9 regulations.

- Section 14.09.280 – *Zoning Clearance* also includes a cross-reference to the Government Code sections with the SB9 regulations.
- Table 14.11.010.A – *Maps Required for Various Subdivision Projects* has been amended to specifically state that a lot split of a single-family parcel into two lots may be a ministerial approval when in compliance with SB9 regulations.

Recommended Priority Implementation Tasks for 2022

The *General Plan Implementation Plan* identifies numerous implementation tasks. Each year, staff recommends implementation tasks that should be deemed priority tasks for the year. Many of the projects recommended as priority implementation tasks are currently in progress. Staff recommends that the following tasks be deemed as priority projects for 2022:

1. **Amending City Master Infrastructure and Facilities Plans and finalizing the AB 1600 Development Impact Fee Study** (LU-A6.2, TR-A3.3, PR-A2.1, SAF-A2.1)
2. **Downtown Specific Plan (DTSP) Implementation** – The DTSP was approved on February 8, 2022. The DTSP contains an implementation chapter (Chapter 5). Staff will be working with Downtown businesses and property owners to prioritize implementation tasks and projects. Completion of the Downtown Specific Plan will implement several General Plan Actions and Housing Element Policies. (Actions LU-A16.1, LU-A16.2, LU-A16.3, LU-A16.5, LU-A16.6, LU-A20.2, and LU-A20.3)
3. **Municipal Service Review and Urban Reserve Land Use Analysis** – State law requires that the City update its Municipal Service Review (MSR) and to renew its sphere of influence every 5 years. The City’s existing MSR was adopted in the Spring of 2017. In addition to updating the MSR, Chapter 14.04.038 of the City’s Municipal Code, requires staff to analyze and evaluate if the City needs to annex land designated as “Urban Reserve” to ensure a 20 year supply of residential land, concurrently with updating the MSR.
4. **Housing Element Update** – The City is currently in the process of updating its Housing Element to address the State’s 6th Housing Cycle covering 2023 through 2031. The City is also updating the Safety Element concurrently with the Housing Element Update, as required by State Law, and has elected to prepare an Environmental Justice Element to better meet the needs of all Vacaville residents. State law requires that the Housing Element be adopted by January 2023.
5. **Energy & Conservation Action Strategy (ECAS)** – The updated ECAS identifies 16 implementation measures. As staffing levels and workloads allow, these items should be evaluated and prioritized to facilitate implementation.

RECOMMENDATION:

This is an informational item. No action is required. However, this is an opportunity for the Planning Commission to ask about or discuss projects identified as priorities for 2022.

Attachments:

Attachment 1 – 2021 General Plan Implementation Plan

Attachment 2 – Addendum to the Annual Housing Element Progress Report

Attachment 3 – 2021 Annual Review of Housing Sites and Housing Mix

Attachment 4 – Holland & Knight's *California's 2022 Housing Laws: What You Need to Know*



City of Vacaville

Annual Progress Report on the General Plan Year 2021

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

Prepared by:
City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688

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 to the General Plan entitled the *Energy and Conservation Action Strategy (ECAS)*. It was 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 GHG emissions and achieve greater conservation of resources with regard to transportation and land use, energy, water, solid waste, and open space.

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 meeting 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 needs goals:

- **Table A** includes data on housing development applications received and deemed complete by the City between January 1 and December 31 of the reporting year.
- **Table A2** includes data on net new housing units and developments that have received any one of the following: an entitlement, a building permit, a certificate of occupancy, or other form of readiness that was issued during the reporting year, with affordability identified.

- **Table B** reports on the City’s annual progress in meeting its Regional Housing Needs Allocation (RHNA).
- **Table C** (not applicable) identifies sites identified or rezoned to accommodate shortfall housing need.
- **Table D** reports the status and progress of Housing Element program and policy implementation for all programs described in the Housing Element implementation table.
- **Table E** (not applicable) 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, converted from market-rate to deed-restricted affordable housing by acquisition, and preserved consistent with the standards set forth in Government Code section 65583.1, subdivision (c)(2).
- **Table G** (not applicable) identifies locally owned lands included in the Housing Element Site Inventory that have been sold, leased, or otherwise disposed of.
- **Table H** identifies locally owned surplus sites.
- **Summary** automatically summarizes the proceeding tables.
- **LEAP Grant** reports money awarded, in the form of the Local Early Action Grant (LEAP), by the Department of Housing and Community Development for the purpose of preparing the Housing Element and/or for the production of housing units.

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 Addendum to the Annual Housing Element Progress Report is included as required pursuant to California Health and Safety Code 34176.1.

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 and Community Development Department
- City of Vacaville Parks and Recreation Department
- State Income Limits for 2021 provided by HCD

2021 GENERAL PLAN AMENDMENTS

Resolution 2021-085 and 2021-086 – On September 28, 2021, the City adopted Resolution 2021-085, approving the 2015 General Plan Update Supplemental Environmental Impact Report for an amendment to the General Plan Transportation Element and update of the Energy and Conservation Action Strategy. The City Council also approved Resolution 2021-086, approving a text amendment to the General Plan Transportation Element to address Vehicle Miles Travelled (VMT) for consistency with State Law.

GENERAL PLAN AMENDMENT REQUESTS

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. This project is expected to be completed in 2022.

June 8, 2021 – The City Council initiated the Urban Reserve analysis that is required by the General Plan and Chapter 14.04.038 of the Municipal Code before any properties designated as “Urban Reserve” by the General Plan can apply for a General Plan Amendment to allow for future development. This analysis was initiated by a developer desiring to annex and develop a 33.6-acre parcel located adjacent to The Farms at Alamo Creek. The 33.6 acre parcel is referred to as “The Fields at Alamo Creek,” and the developer/property owner desires to designate the property as “Residential Medium Density.” City staff will be conducting the Urban Reserve analysis during the first part of 2022.

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). As of February 2021, this application is pending but is expected to be scheduled for public hearings in the first half of 2022.

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 Creek Estates project site. (APNs 105-200-140 and -150) As of February 2022, this project remains incomplete pending the submittal of additional information. (Project No. 19-101 and 21-227)

GENERAL PLAN IMPLEMENTATION PLAN

In 2020, several General Plan Policies and Actions were implemented, and work on these projects continued through 2021 into 2022. These projects included, but are not limited to:

- The DTSP was approved by the City Council on February 8, 2022. The DTSP will implements several General Plan policies and actions, ranging from encouraging the continued improvement and revitalization of Downtown, encouraging housing, and providing pedestrian and bicycle improvements. (LU-P16.1 through LU-P16.8, LU-A16.1 through LU-A16.6, TR-A8.3)
- The LUDC was approved by the City Council on February 8, 2022. The new LUDC improves and modernizes development and design requirements to better serve the needs of Vacaville residents, businesses, and developers. The LUDC also implements actions specified in the 2015 General Plan.

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 annually 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

In no particular order, the following General Plan Implementation tasks are deemed priority projects for 2022:

1. **Amending City Master Infrastructure and Facilities Plans and finalizing the AB 1600 Development Impact Fee Study** (LU-A6.2, TR-A3.3, PR-A2.1, SAF-A2.1)
2. **Downtown Specific Plan (DTSP) Implementation** – The DTSP was approved on February 8th. The DTSP contains an implementation chapter (Chapter 5). Staff will be working with Downtown businesses and property owners to prioritize implementation tasks and projects. Completion of the Downtown Specific Plan will implement several General Plan Actions and Housing Element Policies. (Actions LU-A16.1, LU-A16.2, LU-A16.3, LU-A16.5, LU-A16.6, LU-A20.2, and LU-A20.3)
3. **Municipal Service Review and Urban Reserve Land Use Analysis** – State law requires that the City update its Municipal Service Review (MSR) and to renew its sphere of influence every 5 years. The City's existing MSR was adopted in the Spring of 2017. In addition to updating the MSR, Chapter 14.04.038 of the City's Municipal Code, requires staff to analyze and evaluate if the City needs to annex land designated as "Urban Reserve" to ensure a 20 year supply of residential land, concurrently with updating the MSR.
4. **Housing Element Update** – The City is currently in the process of updating its Housing Element to address the State's 6th Housing Cycle covering 2023 through 2031. The City is also updating to the Safety Element concurrently with the Housing Element Update, as required by State Law, and has elected to prepare an Environmental Justice Element to better meet the needs of all Vacaville residents. State law requires that the Housing Element be adopted by January 2023.
5. **Energy & Conservation Action Strategy (ECAS)** – Evaluation and prioritization of the action items identified in the updated ECAS.

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**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- General Plan Actions
 2021 Annual Status of the General Plan Report**

Action	City Departments		Timeframe	Status
Land Use Element				
LU-A.1.1 - Maintain and replace, as necessary, lighting and landscaping on the City's streets.	PW		Ongoing	The City continuously maintains and replaces landscaping and lighting on city streets.
LU-A2.1 - Update the zoning map in the Land Use and Development Code to reflect the General Plan land use designations, and insert a table into the Land Use and Development Code specifying which zoning districts implement each General Plan land use designation.	CD		Ongoing	The City's zoning map is kept up-to-date. Following the adoption of the new Land Use and Development Code and the Downtown Specific Plan, both anticipated to occur in early 2022, the Zoning Map will be updated to be consistent with both documents.
LU-A3.1 - Regularly update and maintain the City's Municipal Services Review and Comprehensive Annexation Plan to ensure that urbanization does not outpace the provision of public facilities within the Urban Growth Boundary.	CD, PW, & Util		2022	In May 2017, the Solano Local Agency Formation Commission deemed the City's updated Municipal Services Review (MSR) document addressed the requirements of State law and local policy (LAFCO Resolution 17-08). Staff will be preparing the 2022 MSR during the first half of 2022.
LU-A3.2 - Monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.	CD, FD, PD, PW, & Util		2022	Staff will be evaluating the City's rate of growth to ensure it does not overburden the City's infrastructure and services as part of the 2022 MSR and Urban Reserve land use inventory.
LU-A3.3 - Continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.	CD, PW, & Util		Ongoing	The City is nearing completion of the Master Infrastructure and Facility Plan updates. Staff is also annually prepares updates to the capital improvement program (CIP) to ensure infrastructure can continue to support new development.
LU-A3.4 - Continue to revise existing policy plans, which are shown in Figure LU-2, to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.	CD, PR, PW, & Util		2022	The City is currently in process of eliminating Policy Plans in favor of a streamlined review and entitlement process through the new Land Use and Development Code, which is anticipated to be adopted in early 2022.
LU-A3.5 - Review and revise the City's capital improvement program annually to ensure that public improvements will be consistent with General Plan policies for residential areas and that progress is made toward implementing these policies.	PW, CD, CMO, & Util		Ongoing	The City reviews the Capital Improvement Program annually for General Plan consistency.

PW - Public Works
 CD - Community Dev.
 FD- Fire Dept.
 Util - Utilities
 PD - Police Dept.

HS- Housing Services
 CMO - City Manager's Off. PR - Parks and Recreation

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- General Plan Actions
 2021 Annual Status of the General Plan Report**

Action	City Departments	Timeframe	Status
LU-A3.6 - Develop a focused infrastructure investment plan to serve employment sites.	CMO & PW	Ongoing	The City currently has several active capital improvement projects in the industrial parks and downtown to improve water and sewer infrastructure. The City has also begun developing a broadband master plan. Broadband is a critical infrastructure improvement need for the City's employment sites.
LU-A4.1 - Update and maintain the Economic Vitality Strategy to address the community's targeted goals for attracting targeted employment uses to the City, including incentives to attract those uses to the City.	CMO	Ongoing	On February 2020, the City Council approved the new created COVID Economic Recovery Strategy. The council adopted this three year strategy as the work program for the Economic Development Department. The Economic Vitality Strategy will be reviewed and updated in 2024. Working with the City's Economic Development Advisory Committee a comprehensive incentive program is currently being developed. it is anticipated that this program will be presented to the City Council in the spring of 2022.
LU-A6.1 - Adopt a General Plan Update cost recovery fee that establishes an impact fee for new development to proportionately pay for the cost of the General Plan Update.	CD	Completed	On August 9, 2016, the City Council adopted Resolution No. 2016-078 adopting a General Plan Cost Recovery Fee and General Plan Implementation Fee.
LU-A6.2 - Establish an impact fee for new development in the East of Leisure Town Road and Northeast Growth Areas, which are shown in Figure LU-3 that accounts for the significant infrastructure improvements required to develop these areas.	PW, Util, & CD	2022	The City is in the process of updating the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City will evaluate possible impact fees for the two Growth Areas. Revised Development Impact Fees are expected to take effect in summer of 2022
LU-A6.3 - Evaluate competitive cost comparisons to target efforts that assist specific businesses in a way that maximizes benefits for the City of Vacaville. Study impact fees and fiscal impacts as an integral part of economic development planning.	CMO	In Progress	The City is in the process of updating the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City will evaluate the City's impact fees and evaluate ways to incentive specific industries.
LU-A7.1 - Develop online information pages for specific neighborhood areas to provide ongoing information to residents regarding the status of development in their neighborhoods.	CMO, PW, PR, & CD	Ongoing	Staff updated all of the informational pages for pending and approved Major Development Projects in late 2021. Information about specific neighborhood areas can be found on the City's webpage: www.cityofvacaville.com. The City recently hired a new full time Public Relations Manager who will evaluate and improve our community engagement strategy.

PW - Public Works
 CD - Community Dev.
 FD- Fire Dept.
 Util - Utilities
 PD - Police Dept.

CMO - City Manager's Off. PR - Parks and Recreation
 HS- Housing Services

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- General Plan Actions
 2021 Annual Status of the General Plan Report**

Action	City Departments	Timeframe	Status
LU-A8.1 - Maintain and implement agreements with the Solano Irrigation District, nearby cities, and Solano County, and negotiate agreements with other local government entities to help direct the provision of urban services to urban areas while maintaining as much viable agriculture on prime agricultural soils as is practical.	Util, CD, SID, nearby cities, & Solano County	Ongoing	On June 22, 2018, the City executed the third amendment to the Master Water Agreement between the City and the Solano Irrigation District. This amendment recognizes the City's new growth areas identified by the General Plan.
LU-A8.2 - Work with Solano County and the Local Agency Formation Commission (LAFCO) to update the Vacaville Sphere of Influence (SOI) to include areas where the city intends to grow, including the area beyond the current SOI but within the Urban Growth Boundary, and to remove areas not identified for annexation. As of the adoption of this General Plan, the City's desired SOI is shown on Figure LU-6.	CD, Solano County, & LAFCO	Completed	In 2017, the Solano Local Agency Formation Commission deemed the City's updated Municipal Services Review (MSR) document addressed the element required by statute and policy, and approved the City's existing sphere of influence (LAFCO Resolution 17-08). The next MSR update will be prepared in 2021-2022.
LU-A8.3 - In coordination with neighboring jurisdictions and regional and State agencies, develop regional open space programs that will benefit Vacaville.	PR, CD, Solano County, & State Conservation Dept.	Ongoing	The Parks and Recreation Master Plan, approved in May 2021, includes trails and trailhead improvement in City open spaces.
LU-A9.1 - Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.	CD	2022-2023	The City is preparing an Environmental Justice Element to address issues such as providing healthy food choices in underserved neighborhoods. The Environmental Justice Element will be completed in late 2022/early 2023
LU-A9.2 - Develop a program to provide fast-track permitting for grocery stores in underserved areas and areas identified for increased residential development and mixed use.	CD & all departments processing applications	2023-2024	The City is preparing an Environmental Justice Element to address issues such as providing healthy food choices in underserved neighborhoods. The Environmental Justice Element will be completed in late 2022/early 2023. The City will consider adopting a program to fast-track permitting grocery stores in underserved neighborhoods if it is determined additional grocery stores are necessary by the Environmental Justice Element.
LU-A9.3 - Identify and inventory potential community garden and urban farm sites on existing parks, public easements, rights-of-way, and schoolyards, and develop a program to establish community gardens in appropriate locations.	PR & CD	2023-2024	In 2017, staff created a draft community gardens ordinance and created an inventory of potential community garden and urban farm sites throughout the city. This project is currently on hold and will likely be revisited following the adoption of the Environmental Justice Element.
LU-A9.4 - Establish a process through which a neighborhood can propose and adopt a site as a community garden.	CD & PR	2023-2024	In 2017, staff created a draft community gardens ordinance and created an inventory of potential community garden and urban farm sites throughout the city. This project is currently on hold and will likely be revisited following the adoption of the Environmental Justice Element.

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LU-A9.5 - Work with the local Farmers Market Associations and agricultural producers to identify appropriate locations for farmers markets or local produce stands outside of Downtown during the week.	CD & PR	Unscheduled	Beginning in 2021, the Downtown Vacaville Business Improvement District began managing and programming the Downtown Farmers Market to support local farmers and artisans. The Downtown Specific Plan, which is expected to be approved early 2022, includes a fiscal analysis of a permanent farmers market pavilion in a Downtown location. A permanent farmers market pavilion would support a year round farmers market.
LU-A10.1 - Provide staff-level reports to the Planning Commission and City Council with recommendations on ways that the City may address newly emerging public health concerns.	CD & PR	Ongoing	The City works closely with Solano County Public Health to monitor and respond to the ongoing COVID-19 pandemic and shares this information with the City Council.
LU-A10.2 - Hold staff-level meetings with Solano County Public Health to review emerging health issues.	CD, PR, & Solano County Public Health	Ongoing	Representatives from Solano County Health meet with the Solano County Planning Directors to discuss countywide health concerns as necessary.
LU-A11.1 - Re-evaluate, implement, and maintain the City's Residential Design Requirements for New Single-Family Development, which encourage residential subdivisions that are sensitive to topography, limit use of mass grading, provide for functional and aesthetically pleasing neighborhoods, and provide a variety of housing sizes.	CD	2022	On January 22, 2019, the City Council adopted Ordinance 1936 adopting new Residential Design Requirements. These standards are being further revised with the current Land Use and Development Code update, which is scheduled for adoption in early 2022.
LU-A11.2 - Update the Land Use and Development Code to include a diagram illustrating the requirements of the buffers between residential areas and business parks, industrial parks, and technology parks.	CD	2022	The City is currently updating the Land Use and Development Code to improve and modernize development requirements to better serve the needs of Vacaville residents and businesses. The Code Update is expected to be completed and adopted in early 2022.
LU-A11.3 - Update the Traffic Mitigation Ordinance (Chapter 14.13.180 of the Land Use and Development Code) to address roadway design in residential neighborhoods, including, but not limited to, traffic calming measures.	PW, CD, & FD	In Progress	On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180 of the Municipal Code - the Traffic Impact Mitigation Ordinance. The City is in the process of writing traffic calming guidelines. In 2021 Council approved an update to the Transportation Element to base traffic analysis according to Vehicle Miles Travelled (VMT) (Resolution 2021-086)

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<p>LU-A13.1 - Establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas. In neighborhood and community shopping centers, the guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. A range of architectural expression should be allowed. Free-standing uses, such as service stations, banks, and restaurants, should be compatible in design and materials with the main building complex. In highway commercial areas, the guidelines should ensure that the characteristics of major entrances into the community and views from the freeway are not diminished by incompatible uses or inharmonious site development concepts.</p>	<p>CD</p>	<p>2022</p>	<p>See Status of Action LU-A11.2. The new Land Use and Development Code Update, expected to be adopted in early 2022, addresses commercial design and includes a zoning map.</p>
<p>LU-A13.2 - Revise the Land Use and Development Code to set specific limits on the size of neighborhood shopping centers to preserve opportunities for local-serving businesses and to exclude region-serving stores likely to generate high traffic volumes. Require increased setbacks from residential neighborhoods.</p>	<p>CD</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>LU-A13.3 - Revise the Land Use and Development Code to define competing neighborhood commercial uses, and to outline the development review process applicable to addressing development proposals including competing land uses and appropriate siting standards.</p>	<p>CD</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>LU-A14.1 - Establish office design guidelines to govern new construction and alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.</p>	<p>CD</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>LU-A15.1 - Continue marketing efforts and assistance to promote the stimulation of job-generating industrial uses in Vacaville.</p>	<p>CD & CMO</p>	<p>Ongoing</p>	<p>The City continues to market the competitive advantage of doing business in Vacaville. Many media outlet are used, such as print, radio, and many of the social media platforms, to deliver this message.</p>
<p>LU-A15.2 - Compile information and/or maps to assist new development in identifying infrastructure availability and assist in economic development efforts for City capital improvement planning.</p>	<p>CMO, PW, & Util</p>	<p>Unscheduled</p>	<p>This action item has not yet begun. it will be included in the development review streamlining project lead by Community Development, Economic Development, and Public Works.</p>

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<p>LU-A16.1 - Review and revise the adopted Design Requirements for the Main Street Vacaville Historic District to include the entire Downtown area. The guidelines should encourage the renovation and preservation of historic structures in the Downtown Historic District; preserve the architectural, historical, and cultural significance of those buildings; and govern new commercial development and major exterior alterations and additions. As part of these guidelines, define and clarify "gateway" areas to the Downtown. Include criteria and guidelines so that new buildings in the gateway and surrounding areas are compatible with buildings in the Historic District, including building design, building materials, massing, and colors. The guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. Instead, a range of architectural expression should be allowed.</p>	<p>CD & HS</p>	<p>2022</p>	<p>On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan, which is expected to be adopted in early 2022, includes updated Design Requirements for the Main Street Vacaville Historic District.</p>
<p>LU-A16.2 - Continue to implement public improvements that will support revitalization of the Downtown area.</p>	<p>PW, Util, CD, & CMO</p>	<p>In Progress</p>	<p>On September 25, 2018, the City Council approved the East Main District Mixed-Use Development Project, located on the eastern boundary of downtown. This project was made possible by funding approximately \$1.1 million in infrastructure improvements. On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan continues to move forward with the anticipated completion date in early 2022.</p> <p>On June 22, 2021, the City Council awarded the Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing Improvements Project to Team Ghiotti, Inc. in the amount of \$1,355,141.70. This work was underway in 2021 and will resume in 2022. On September 14, 2021, the City Council awarded the construction contract for the Directional Signage Program project to McGuire Pacific Constructors of Auburn for \$295,796 to install directional signs to various destination points in the City of Vacaville including specifically the downtown. In October 2021, the City Council awarded the 2021 Downtown Sewer Project to Bay Pacific Pipelines, Inc. for \$869,480 that includes replacement and upsizing of sewer mains and service laterals within West Street between Main Street and Mason Street, within two alleys adjacent to West Street, within Merchant Street between Dobbins Street and Main Street. The City has also set aside funding for several future projects including resurfacing downtown alleys, upgrading the sewer and water services within downtown alleys.</p>

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<p>LU-A16.3 - Provide information regarding rehabilitating buildings in the Downtown Historic District to businesses and property owners. The information should include federal, State, and local requirements, and City procedures for design review, conditional use permits, environmental review, and building permits.</p>	<p>CD & CMO</p>	<p>In Progress</p>	<p>The Downtown Specific Plan includes updating the Design Requirements for the Main Street Vacaville Historic District. Staff will be providing rehabilitation information to property owners as part of this task.</p>
<p>LU-A16.4 - Amend the Land Use and Development Code to increase the allowed density in the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites, which are shown in Figure LU 8, up to 65 dwelling units per acre.</p>	<p>CD & HS</p>	<p>Completed</p>	<p>On June 14, 2016, the City Council passed Ordinance 1897 increasing the allowable density of the Opportunity Hill/East Main District Area to allow up to 65 units per acre. The Downtown Specific Plan, expected to be adopted in early 2022, proposes to increase permitted densities within the Plan area. In addition, the City is currently preparing a Housing Strategy and updating the 2023-2031 Housing Element Update. Both documents will consider permitted density ranges.</p>
<p>LU-A16.5 - Amend the Zoning designations within the Downtown to conform to revised land use designations.</p>	<p>CD</p>	<p>In Progress</p>	<p>On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan continues to move forward with the anticipated completion date in early 2022.</p>
<p>LU-A16.6 - Prepare a Downtown Specific Plan to provide development standards that will promote the development of the City's central commercial core and implement policies for the commercial, mixed-use, and employment uses promoted under Goal LU-16.</p>	<p>CD, PW, HS, & CMO</p>	<p>In Progress</p>	<p>On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan continues to move forward with the anticipated completion date in early 2022.</p>
<p>LU-A17.1 - Reduce the width of the Agricultural Buffer, located north of Elmira Road, from 500 feet to 300 feet. A 300-foot wide agricultural buffer is consistent with the Solano County General Plan policy that identifies the requirement for 300-foot wide agricultural buffers. Further discussions with SID are required as part of this action, and will be addressed in the Master Water Agreement Amendment. In the event that a 300-foot buffer is not agreed upon as part of the Master Water Agreement Amendment, the buffer shall remain 500 feet in width.</p>	<p>Util. & CD</p>	<p>Completed</p>	<p>On December 12, 2017, the City Council approved Resolution 2017-130, authorizing the City Manager to execute amendment no. 3 to the Master Water Agreement between the City and the Solano Irrigation District. The agreement identifies a 300 foot wide "greenbelt buffer" in the East of Leisure Town Road Growth Area north of Elmira Road to the southern boundary of the Locke Paddon Colony, and a 500-foot wide greenbelt buffer in the East of Leisure Town Road Growth Area south of Elmira Road. The third amendment to the Master Water Agreement was executed on June 22, 2018.</p>

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LU-A17.2 - Work with the Solano Irrigation District to expand the Urban Service Area and amend the Master Water Agreement to accommodate urban development in the East of Leisure Town Road and Northeast Growth Areas. As part of the Amendment to the Master Water Agreement, consider the width, location, and allowed uses in the agricultural buffer.	Util. & CD	Completed	See Status of Action LU-A17.1.
LU-A18.1 - Amend the City Gateways Design Master Plan and the Land Use and Development Code to include freeway frontage in the Northeast Growth Area and to address billboard development in this area.	CD, PW, & PR	In Progress	See Status of Action LU-A11.2.
LU-A19.1 - Amend the Land Use and Development Code to establish an Urban Reserve ordinance. The ordinance shall include criteria necessary to support a General Plan amendment permitting the conversion of the land designated as Urban Reserve to another land use designation. The criteria shall allow consideration of amendments needed to retain a 20-year supply of developable land within the Urban Growth Boundary or to replenish the supply of developable land reduced since General Plan adoption. These findings shall support the General Plan Vision Statement.	CD & CMO	Completed	On January 9, 2018, the City Council approved Ordinance 1922 adding Chapter 14.04, Urban Reserve, to the Vacaville Municipal Code.
LU-A19.2 - Update the City's master infrastructure plans to identify the infrastructure requirements for the development of the East of Leisure Town Road and Northeast Growth Areas through the 2035 horizon year. The specific plans for these growth areas shall be consistent with the City's infrastructure master plans.	PW & Util.	In Progress	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development. The City will then continue to review and revise the CIP annually.
LU-A19.3 - As part of its regular Municipal Service Review and Comprehensive Annexation Plan updates, the City shall review and analyze the growth and population projections for the East of Leisure Town Road and Northeast Growth Areas in relation to the rest of the city to ensure an adequate, long-term supply of developable residential and non-residential land, and to ensure the City can provide adequate infrastructure and facilities to serve the needs of these growth areas.	CD	2022	On May 8, 2017, the City of Vacaville Municipal Service Review for Comprehensive Sphere of Influence Update was approved by Solano Local Agency Formation Commission. The City is currently reviewing the growth and populations expected within the growth areas for the next 20 years.
LU-A20.1 - Identify steps to further support development within Priority Development Areas.	CD, PW, Util, & HS	In Progress	See Status of Action LU-A11.2. The City has two Priority Development Areas ("PDAs") - Downtown and the Allison Policy Plan PDA. In February 2020, MTC approved the Allison Policy Plan Area PDA. The City is currently preparing the Downtown Specific Plan that incentivized and encourages development. The City is also in the process of applying for a grant to help plan for the further development of the Allison PDA. On May 12, 2020 the City Council approved a reduction in Traffic Impact Fees for Transit Oriented Development that was within Allison Ulatis PDA, within a 1/2 mile of the Vacaville Transportation Center and a minimum net density of 20.1 dwelling units per acre.

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LU-A20.2 - Amend the zoning map to identify the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD	In Progress	See Status of Action LU-A11.2.
LU-A20.3 - Amend the Land Use and Development Code to provide development and design standards for the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD, PW, Util, & HS	In Progress	See Status of Action LU-A11.2.
LU-A22.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P22.1.	CD	In Progress	See Status of Action LU-A11.2.
LU-A23.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P23.1.	CD	In Progress	See Status of Action LU-A11.2.
LU-A24.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P24.1.	CD	In Progress	See Status of Action LU-A11.2.
LU-A26.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.2.	CD	In Progress	See Status of Action LU-A11.2.
LU-A26.2 - Amend the Land Use and Development Code to include the development standards and guidelines provided in policy LU-P26.3.	CD	In Progress	See Status of Action LU-A11.2.
Transportation Element			
TR-A1.1 - Consider the impacts of regional development on the Vacaville Transportation Network by reviewing public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. Create a loop street system around the city to avoid over-reliance on Interstate 80 for internal city travel. Construction of the Vaca Valley Parkway Extension, Foxboro Extension, California Drive Extension, and Interstate 80 Overcrossing projects would create the proposed loop street system.	PW, PR, Solano Transportation Authority	In Progress	The City continues to review public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. The "loop street system" around the city to avoid "over-reliance" on Interstate 80 for internal city travel" is the multi-jurisdictional Jepson Parkway (see below for updates). Construction of a portion of Foxboro Extension was done with the Jepson Parkway Project and development in the Vanden Estates Area.

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<p>TR-A1.2 - Continue with the design and construction of Jepson Parkway in south Vacaville and within the County between Fairfield and Vacaville under funding agreement administered by the Solano Transportation Authority. To the extent possible, facilitate the design and construction of future segments of Jepson Parkway in Vacaville.</p>	<p>PW</p>	<p>Ongoing</p>	<p>Multiple segments of the Jepson Parkway project were completed prior to the adoption of the City's General Plan: The Leisure Town Road/I-80 Interchange; the widening of Leisure Town Road bridges at Horse Creek, New Ulatis Creek and Old Ulatis Creek; and the Leisure Town Road extension from Alamo Drive to Vanden Road. In 2019 as part of the multi-jurisdictional project, the City widened from two to four lanes Leisure Town Road between Vanden Road to Commerce Place and Vanden Road between Leisure Town Road and the Fairfield City Limits. The remaining Vacaville segment consists of widening and realigning Leisure Town Road from Commerce Place to Horse Creek Bridge. In March 2018, the City Council authorized the City Manager to execute a funding agreement with the Solano Transportation Authority for the design and construct of this remaining segments. The City plans to widen Leisure Town Road between Commerce Place and New Ulatis Creek in 2023.</p>
<p>TR-A1.3 - Continue to support STA updates of the Congestion Management Plan (CMP) and other regional transportation planning efforts.</p>	<p>PW & Solano Transportation Authority</p>	<p>Ongoing</p>	<p>City staff regularly meets with STA to discuss topIPR including the Congestion Management Plan.</p>
<p>TR-A3.1 - Develop policies, procedures, and standards for roundabouts and rural roads as part of the update the City's roadway design specifications.</p>	<p>PW & CD</p>	<p>In Progress</p>	<p>The City is updating the Vacaville City Standards and City Drawings. Once complete, the City will bring to City Council for adoption.</p>
<p>TR-A3.2 - Continue to track and evaluate available traffic safety data, and establish a means to prioritize and improve circulation facilities as needed to maintain traffic safety (i.e. meet design standards) and levels of service on major arterials. Specific improvements should be identified and implemented on the basis of detailed traffic studies.</p>	<p>PW & CD</p>	<p>Ongoing</p>	<p>The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. The Transportation Master Plan will be used to continue the implementation of this Action. The City is updating its Transportation Master Plan. The Transportation Master Plan will be used to continue the implementation of this Action.</p>

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<p>TR-A3.3 - Update the Traffic Impact Fee program to reflect the adopted General Plan and existing land uses to ensure that the level of service standards stated in Policies TR-P3.1 through TR-P3.3 are met to the greatest extent possible.</p>	<p>PW & CD</p>	<p>In Progress</p>	<p>The City is in the process of updating the Master Infrastructure and Facility plans, and updating the Development Impact Program, which includes the Traffic Impact Program. The City is in the process of updating the Development Impact fees which includes a Traffic Impact fee. The Traffic Impact Fee is anticipated to be adopted by City Council in 2022.</p>
<p>TR-A3.4 - Update the Chapter 14.13 of Land Use and Development Code (Traffic Impact Mitigation Ordinance) to be consistent with the level of service policies stated in Policies TR-P3.1 through 3.5.</p>	<p>PW & CD</p>	<p>Completed</p>	<p>On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180, and Traffic Impact Mitigation Ordinance, of the Municipal Code.</p>
<p>TR-A5.1 - As funding permits, improve traffic flows on major arterial streets and continue to implement the coordination of traffic signals at major intersections and along arterial streets during daily peak travel periods.</p>	<p>PW & CD</p>	<p>Unscheduled</p>	<p>The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. Following the completion of these plans, the City will program new transportation improvements as part of its capital improvement program (CIP). The City continues to evaluate major arterial streets flow patterns and looks to find ways to improve traffic flow. Recently, the City of Vacaville was awarded \$2.48 million Highway Safety Improvement Plan (HSIP) grant to improve safety at 21 intersections along the Alamo Road and Peabody Road arterials. Installation of new camera detection and new signal controllers will have the added benefit of raising the level of service at these intersections.</p>
<p>TR-A5.2 - To improve emergency vehicle response times and minimize transit system delays, continue to implement the emergency vehicle traffic signal preemption (EVP) contend and Transit Priority System Priority (Opticom or an approved equivalent) along major response emergency response and transit routes. Require that the system be installed as part of any upgrades or signalizations triggered by new development along these routes.</p>	<p>PW, PD, & FD</p>	<p>Ongoing</p>	<p>Signal preemption is installed with new signals or signal upgrades.</p>
<p>TR-A5.3 - Establish policies and procedures for limiting full access along existing and proposed arterials based on the need to maintain roadway capacity, limit conflicts and improve traffic safety.</p>	<p>PW & CD</p>	<p>Unscheduled</p>	<p>The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.</p>
<p>TR-A5.4 - Establish policies, procedures, and standards for implementing improvements that maximize the carrying capacity of arterials.</p>	<p>PW & CD</p>	<p>Unscheduled</p>	<p>The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.</p>

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<p>TR-A6.1 - Reevaluate the City's Traffic Calming Ordinance to slow traffic on existing local roads and redirect through-traffic. Establish policies, procedures, and standards for evaluating traffic calming measures with new development proposals, both on-site and off-site.</p>	<p>PW & CD</p>	<p>In Progress</p>	<p>On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180, and Traffic Impact Mitigation Ordinance, of the Municipal Code. The traffic calming measures are being created as a separate companion document.</p>
<p>TR-A7.1 - Continue to support the Solano Transportation Authority's regional Safe Routes to School (SR2S) program as funding and staffing permit.</p>	<p>PW, CD, Solano Transportation Authority</p>	<p>Ongoing</p>	<p>In 2021 PW received a \$148,000 Highway Improvement Safety Program to make safety improve the crossings improvements on Alamo Drive @ Edgewood Drive serving Alamo Elementary School. Additionally, PW received a \$15,000 (micro) Safe Routes to School grant from STA to replace radar feedback signs, which are located in close proximity to various school. These improvements are underway.</p> <p>In 2020 PW received a \$256,000 Highway Improvement Safety Program to make safety improve the crossings improvements on Browns Valley Road @ Clarescastle Way / Waterford Dr and Marshall Rd @ Southside Bikeway serving Browns Valley and Eugene Padan Elementary School. Additionally, PW received a \$30,000 (micro) Safe Routes to School grant from STA to replace radar feedback signs, which are located in close proximity to various school. Both improvements have been completed.</p>
<p>TR-A7.2 - Update the Land Use and Development Code to require new roadway networks to be designed to accommodate transit vehicles and facilitate efficient transit routes.</p>	<p>PW & CD</p>	<p>Unscheduled</p>	<p>The City is has nearly completed the preparation of its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.</p>
<p>TR-A7.3 - Develop a policy and procedure for evaluating transit demand anticipated from new development and establishing a means for new development to provide for the extent possible, develop a means to include anticipated transit demand from development in Short and Long Range Transit Plans.</p>	<p>PW & CD</p>	<p>Unscheduled</p>	<p>The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action. This action is very difficult to do as the transit demand in new development areas will not be adequate to meet the minimum "fare box recovery" (20%) that is mandated by the federal government. When establishing new transit routes, the first priority is to meet this minimum requirement. If the demand (which in new development is usually low) is such where the fare box recovery does not meet the minimum requirement, City Coach will not serve these areas. However, the City has developed a new "On Demand" ridership program similar to Uber/Lyft called City Coach Direct that serves all of Vacaville.</p>

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TR-A7.4 - Adopt roadway network standards to support a grid network design to establish consistency with Policy TR-P7.7. These standards shall be coordinated with standards for traffic calming measures evaluated as part of Policy TR- A6.1.	PW & CD	Ongoing	On January 22, 2019, the City Council adopted Ordinance 1936 adopting new Residential Design Requirements that address grid roadway networks. See TR-A7.3
TR-A7.5 - Construct off-site transit facilities to enhance citywide transit service and to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW & CD	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action. The City has begun the Transit Electrification Project which will begin the transition to zero emission buses as mandated by the California Air Resources Board. The City is currently working on the energy modeling analysis for Vacaville City Coach which will be used to drive the construction parameters of a transit vehicle electric charging infrastructure system.
TR-A7.6 - Support school districts as appropriate in the provision of school bus service, and consider a process to facilitate the development of Operations and service as a Transportation Demand Management (TDM) measure to offset morning peak hour and overall greenhouse gas impacts of new development and existing vehicle traffic to schools.	PW & School Districts	Ongoing	City staff works with the local school districts to help meet the transit needs of school aged children.
TR-A7.7 - Support the local school districts in efforts to reduce motor vehicle trips, reduce overall traffic congestion, improve school area safety, and promote student health as a TDM measure to offset the impact of new development on citywide congestion levels and greenhouse gas emissions.	PW, School Districts, and Solano Transportation	Ongoing	City staff works with the local school districts to help meet the transit needs of school aged children.
TR-A7.8 - Consider including transportation improvements that will support and enhance travel by transit, bicycle, and pedestrian modes in updates to the Development Impact Fee program.	PW & School Districts	In Progress	On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Connectivity and Streetscape Design Plan identifies a range of improvements in Downtown that will support transit, bicycle and pedestrian transportation. The draft traffic impact fee includes funds for bicycle and pedestrian improvements.
TR-A8.1 - Consider preparing and adopting a Citywide Bicycle Transportation Plan in accordance with the California Streets and Highways Code Section 891.2 to be eligible for Caltrans Bicycle Transportation Account funds as staffing and budget allow.	PW & CD	In Progress	The City cooperated with the Solano Transportation Authority to create the Solano Active Transportation Plan, which was completed in February 2020. This Plan is a combination of the previous Countywide Bicycle Plan, Pedestrian Plan, and Safe Routes to Transit Plan. In addition, the City adopted the Downtown Connectivity and Streetscape Design Plan, which will be incorporated into the Downtown Specific Plan expected to be completed in early 2021.

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TR-A8.2 - Establish a policy on bike storage and parking requirements.	CD & PW	In Progress	See Status of Action LU-A11.2. The City provides bike storage and parking facilities at all major City facilities including neighborhood and community parks, community centers, City Hall, park and rides, etc.
TR-A8.3 - As budget and staffing allow, establish a signing and marking plan to support the Bicycle Transportation Plan and clearly mark routes to transit stops and significant destinations. The signage plan should also establish priorities for installation of bicycle route signage.	PW & CD	2021	The Downtown Specific Plan will include more detailed improvement with fiscal analysis of different options for a complete look at how to best support transit, bicycle and pedestrian transportation. The Downtown Streetscape and Connectivity Plan was approved in 2019, and includes signage and network improvements in the Downtown area. The City provides bike storage and parking facilities at all major City facilities including neighborhood and community parks, community centers, City Hall, park and rides, etc. The City's Directional Signage program does include transportation centers as destinations.
TR-A8.4 - Research how providing bicycle storage, parking, and other amenities that encourage bicycle trips affects auto trip generation rates as staffing and budget allow.	PW & CD	2021	The Downtown Specific Plan will include more detailed improvements with a fiscal analysis of different options for a complete evaluation of how to best support transit, bicycle and pedestrian transportation.
TR-A8.5 - Seek funding to construct bicycle infrastructure to enhance the citywide bike route network as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions	PW	Unscheduled	With the completion of the Downtown Specific Plan, funding and grant opportunities for such infrastructure will be more easily obtainable through the identification of shovel ready sites and projects. STA is moving forward with the I-80 Express Lanes within Vacaville. As part of this work another segment of the Ulatis Creek Bike Trail, underneath I-80, will be complete. While there are additional segments to complete this bike trail, the freeway undercrossing will be a significant addition.
TR-A9.1 - Continue to support and facilitate the ADA Advisory Committee as a means to prioritize and address all barriers for people with disabilities on the City roadway network and at public facilities.	PW & CMO	Ongoing	The ADA Advisory Committee meets on the 4th Wednesday of each month. More information about the ADA Advisory Committee can be found online at: https://www.ci.vacaville.ca.us/residents/americans-with-disabilities-act

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TR-A9.2 - Seek funding to construct off-site pedestrian infrastructure to enhance the citywide pedestrian network (including improved access to transit) as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW	Unscheduled	With the completion of the Downtown Specific Plan, funding and grant opportunities for such infrastructure will be more easily obtainable through the identification of shovel ready sites and projects. STA is moving forward with the I-80 Express Lanes within Vacaville. As part of this work another segment of the Ulatis Creek Bike Trail, underneath I-80, will be complete. While there are additional segments to complete this bike trail, the freeway undercrossing will be a significant addition. City will be adding bike / pedestrian paths to the Traffic Impact Fee.
TR-A10.1 - Amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.	PW & City Attorney	Completed	On November 14, 2017, the City Council approved Ordinance 1919, amending Chapter 10.60 of the Vacaville Municipal Code, Transportation System Management. Resolution 2021-085, dated 9/2021, approved an updated Transportation Element
TR-A12.1 - Continue to implement the Extra-Legal Permit Program to limit truck traffic on local roads.	PW & Caltrans	Ongoing	On November 14, 2017, the City Council approved Ordinance 1918, amending Chapter 10.32 of the Vacaville Municipal Code, Trucks and Truck Routes Within the City Limits.
TR-A12.2 - Continue to enforce designated truck routes to support truck loads and operations and implement the Extra-Legal Permit Program to appropriately route trucks on the City's roadway network and prioritize roadway design that is needed to support truck loads and operations.	PW & Caltrans	Ongoing	On November 14, 2017, the City Council approved Ordinance 1918, amending Chapter 10.32 of the Vacaville Municipal Code, Trucks and Truck Routes Within the City Limits.
Conservation and Open Space Element			
COS-A1.1 - Adopt and implement the requirements of the Solano Habitat Conservation Plan (HCP) once it is approved. If the Solano HCP is not adopted, develop standardized policies for conserving natural communities affected by development.	CD & PW	Ongoing	As part of the General Plan Update Environmental Impact Report, the City adopted several of the conservation mitigation measures identified by the Draft HCP (2014). Future development must adhere to the adopted mitigation measures. These mitigation measures will remain in place until the HCP is adopted at which time development will have to comply with it.
COS-A1.2 - Develop and implement programs to identify invasive, non-native species and prohibit the use of such species in landscaping in order to prevent them from becoming established or expanding their populations within the city.	CD & PW	Unscheduled	This timing of this task is to be determined.
COS-A1.3 - Amend Section 14.09.131, Supplemental Standards, Tree Preservation, of the Land Use and Development Code to include tree protection measures for native trees and woodland habitat.	CD	In Progress	See Status of Action LU-A11.2.

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<p>COS-A1.4 - Amend the Land Use and Development Code to require all new Specific Plans and the Residential Design Requirements for New Single Family Development to include a resource management component that protects and preserves natural communities, and encourages the use of native vegetation in the landscape plans, and establishes street tree planting standards for new development.</p>	<p>CD & PW</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A1.5 - Adopt a citywide open space management plan that identifies ways to protect wildlife, including the protection and enhancement of existing wildlife movement corridors.</p>	<p>CD, PW, & PR</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A1.6 - Amend the Land Use and Development Code to establish the following protections for special-status bat species: - An approved biologist shall conduct pre-construction roost surveys between March 1 and August 31 to identify any roosting bats, and ensure that surveys are conducted within 30 days prior to the anticipated removal of habitat. - If a maternity roost is encountered during a pre-construction survey, demolition of the roost shall wait until September 15 when the young can live independently of the adults. Prior to demolition, the bats shall be excluded by an experienced expert. If the roost is not a maternity roost, then the bats shall be excluded from the roost by the certified expert prior to demolition. - A bat roost shall be recreated within 5 miles of the project site. A conservation easement shall be placed on the mitigation bat roost to ensure that it is not destroyed. The bat roost shall be monitored until it can be demonstrated that bats have used the mitigation roost for three consecutive years. An endowment shall be established in sufficient quantity to provide for the maintenance of the bat roost. The City of Vacaville shall approve the quantity of the endowment.</p>	<p>CD & PW</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A1.7 - Amend the Land Use and Development Code to require that new development mitigate all impacted oak woodland and oak savanna habitats by preserving oak woodland and oak savanna habitat with similar tree canopy densities at a 3:1 ratio (preservation: impact).</p>	<p>CD & PW</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A1.8 - Amend the Land Use and Development Code to require that applicants for development projects that would impact oak woodland and oak savanna prepare and implement a long-term management plan for oak woodland and oak savanna areas that are protected as open space and a mitigation plan to address short-term impacts. Funding for the short-term mitigation and long-term management of these areas shall also be provided. The plans, at a minimum, shall incorporate the following:</p>			

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<p>- The plans shall be prepared by a qualified person(s) experienced in the development and implementation of grassland and oak woodland restoration, mitigation, and management plans.</p> <ul style="list-style-type: none"> - A mitigation plan for an oak woodland area shall include vegetation management, site preparation, exotic species removal, site grading, erosion control, and revegetation of disturbed areas outside of development envelopes. Any revegetation program shall use plant materials indigenous to this region. - The mitigation plan shall specify a construction and five-year post construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provisions for remedial action as needed to correct deficiencies. <p>Annual reports and a final report, prepared by the property owner and subject to approval by the local lead agency and the Department of Fish and Game, shall document the success of the revegetation. If the revegetation is not successful, an additional period of correction and monitoring shall be specified.</p> <p>- The management plan shall clearly identify the plan's goals focusing on vegetation (e.g. stability, succession, reproduction, and nonnative species) and wildlife (e.g. habitat quality and species diversity) issues.</p> <ul style="list-style-type: none"> - The management plan shall specify maintenance requirements and the responsibility for implementation, long term ownership and/or management responsibility, and a funding mechanism. 	<p>CD</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>

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<p>COS-A1.9 - Amend Chapter 14.09.131 of the Land Use and Development Code (Tree Preservation) to require the replacement of protected trees removed as part of a new development project as follows:</p> <ul style="list-style-type: none"> - Native Trees: <ul style="list-style-type: none"> • Native trees with a diameter at breast height (dbh) of 6 to 10 inches shall be replaced at a ratio of two replacement trees to one removed tree (2:1). • Native trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 4:1. • Native trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 6:1. • Native trees with a dbh over 36 inches shall be replaced at a ratio of 8:1. - Non-Native Trees: <ul style="list-style-type: none"> • Trees with a dbh of 6 to 10 inches shall be replaced at a ratio of 1:1. • Trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 2:1. • Trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 3:1. • Trees with a dbh over 36 inches shall be replaced at a ratio of 4:1. <p>City staff shall address mitigation for the removal of eucalyptus trees on a case-by-case basis. The mitigation trees shall be derived from local stock. A mitigation plan shall be developed by a biologist or professional arborist in order to ensure the long-term survival of the native plantings and City staff shall review mitigation plans on a case-by-case basis. The mitigation plan shall include the location of planting, planting techniques, need for irrigation, monitoring, maintenance, performance standards, and annual reporting. Monitoring shall be done for at least five years after planting to verify that at five years after planting, 80 percent of planted replacement trees shall be established. "Established trees" means trees that are not hazardous, diseased, or a nuisance.</p>	<p>CD & PR</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A1.10 - Amend Chapter 14.09.131 of the Land Use and Development Code (Tree Preservation) to require that a tree protection zone be established on a new development site adjacent to work areas to mitigate potential damage to native trees on the site during construction activities. Usually a tree protection zone encompasses the edge of the canopy. A professional arborist shall be consulted prior to construction regarding the specifications of the tree protection zone and the appropriate care for trees before, during, and after construction. Trees whose roots are damaged by the project shall be monitored for five years after the end of construction. Those trees that die within the five-year monitoring period shall be replaced with three native trees. These new re-placement trees shall be covered by the mitigation plan described in Action COS-A1.8.</p>	<p>CD</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>

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<p>COS-A2.1 - Develop a creek protection ordinance requiring development setbacks from creeks and protection of the creeks and associated riparian habitats during construction, and restoration after construction. As part of this ordinance, implement programs to limit invasive non-native species from becoming established or expanding within the city and evaluate public access along creekways to ensure protection of habitat resources and to ensure public safety within creek setback areas. Update the City's Creekways Policy to be consistent with the creek protection ordinance.</p>	<p>CD, PW, & PR</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A2.2 - Establish a single maintenance district to ensure uniform maintenance, management, and invasive species control for selected channels and creeks.</p>	<p>PW & CD</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>COS-A3.1 - Adopt an Agriculture Preservation Policy that addresses the width, location, and allowed uses in the 500-foot agricultural buffer, and addresses the right-to-farm</p>	<p>CD & PW</p>	<p>Unscheduled</p>	<p>On April 11, 2017, the City Council adopted Ordinance 1913, adding the agricultural buffer overlay district to the Municipal Code. The ordinance addresses the location of the buffer and permitted uses within the buffer. The City still needs to adopt a agricultural preservation policy that addresses the right-to-farm.</p>
<p>COS-A4.1 - Adopt an Agricultural Buffer Ordinance and zoning district.</p>	<p>CD</p>	<p>Completed</p>	<p>On April 11, 2017, the City Council adopted Ordinance 1913, adding the agricultural buffer overlay district to the Municipal Code. The ordinance addresses the location of the buffer and permitted uses within the buffer.</p>
<p>COS-A4.2 - Adopt a right-to-farm ordinance that informs homebuyers near agricultural operations of the possible negative effects of living near active agricultural operations, such as noise, dust, and spraying.</p>	<p>CD</p>	<p>Unscheduled</p>	<p>On April 11, 2017, the City Council adopted Ordinance 1913, adding the agricultural buffer overlay district to the Municipal Code. The ordinance addresses the location of the buffer and permitted uses within the buffer. The City still needs to adopt a agricultural preservation policy that addresses the right-to-farm.</p>
<p>COS-A5.1 - Research the formation of an agricultural co-operative for specialty crops to make use of economies of scale and thereby minimize the barriers to providing local crops to Vacaville residents.</p>	<p>CMO & CD</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>

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<p>COS-A6.1 - Consult with Native American Tribes with ancestral ties to Vacaville to discuss tribal cultural resources and to create agreed upon parameters defining what type of projects will be routinely referred to the Tribes (e.g. project types, projects located in specific geographic locations).</p>	<p>CD & PW</p>	<p>Ongoing</p>	<p>The City routinely notices the Yocha DeHe Wintun Nation ("Nation") regarding proposed projects. The City has committed to meet with the Nation on a quarterly basis.</p>
<p>COS-A7.1 - Hire a cultural resources professional to study the creation of a Historic Preservation District for the residential areas west of Downtown. Use the results of this study to determine whether the district should be established.</p>	<p>CD & CMO</p>	<p>In Progress</p>	<p>This action is being conducted as part of the Downtown Specific Plan.</p>
<p>COS-A9.1 - Implement the Climate Action Plan and monitor its effectiveness every five years by conducting a greenhouse gas emissions inventory. Adjust the Climate Action Plan as needed based on these calculations to ensure that the City is on track to meet its greenhouse gas emissions reduction target.</p>	<p>CD, PR, FD, PD, & Util</p>	<p>In Progress</p>	<p>In December 2017, the California Air Resources Board (CARB) published the second update to the Climate Change (AB 32) Scoping Plan for the greenhouse gas reduction targets which correspond to the goal identified in Executive Order B-30-15 for year 2030. The Scoping Plan seeks to reduce greenhouse gases 40% from 1990 levels by the year 2030, and 80% below 1990 levels by 2050. The City began reviewing and updating the ECAS in 2020 in conjunction with the Traffic Element amendment for Vehicle Miles Traveled. The ECAS update is anticipated to be complete in Spring 2021.</p>
<p>COS-A9.2 - Continue to provide alternative fuel infrastructure throughout the city, such as electric vehicle charging stations, and conduct periodic studies to ensure that there is demand for such facilities as technologies change.</p>	<p>PW, CD, Util, PR, FD, & PD</p>	<p>Ongoing</p>	<p>The City completed several energy efficiency projects prior to the adoption of the General Plan in August 2015. On October 28, 2014, the City Council adopted Resolution No. 2014-118 accepting the public improvements for the City of Vacaville Clean Energy Project pursuant to Agreement between the City of Vacaville and Siemens Industry, Inc., dated December 20, 2012 - Facility Improvement Measure (FIM) #1,4,5,6,8,10,11,12, & 13. However, the City will continue to pursue grants for energy projects. The recently adopted ECAS includes an implementation measure to improve capacity for electric vehicles.</p>
<p>COS-A9.3 - Continue to purchase alternative fuel, low emission vehicles for the City's vehicle fleet.</p>	<p>PW</p>	<p>Ongoing</p>	<p>On December 16, 2016 the Department of Public Works adopted procedures for procurement of green fleet passenger vehicles.</p>

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COS-A11.1 - Pursue grants to address existing energy inefficiencies in City facilities.	PW & All City Departments	Ongoing	The City completed several energy efficiency projects prior to the adoption of the General Plan in August 2015. On October 28, 2014, the City Council adopted Resolution No. 2014-118 accepting the public improvements for the City of Vacaville Clean Energy Project pursuant to Agreement between the City of Vacaville and Siemens Industry, Inc., dated December 20, 2012 - Facility Improvement Measure (FIM) #1,4,5,6,8,10,11,12, & 13. However, the City will continue to pursue grants for energy projects.
COS-A11.2 - Review and update the Land Use and Development Code and building codes to allow for innovative energy-efficient technologies as long as they do not significantly conflict with other goals in this General Plan.	CD & PW	Ongoing	On January 14, 2020 the City Council approved Ordinance 1950 adopting the 2019 California Building Standards Code (Title 24 of the California Code of Regulations), which includes the Building Code, Existing Building Code, Residential Code, Plumbing Code, Mechanical Code, Electrical Code, and Fire Code.
COS-A12.1 - Amend the Land Use and Development Code to identify land use sources of toxic air contaminants and sensitive users.	CD & PW	Unscheduled	See Status of Action LU-A11.2.
COS-A13.1 - Revise the Land Use and Development Code to require water use efficiency best management practices.	CD, PW, & Util	Completed	On October 27, 2015, the City Council adopted the State Model Water Efficient Landscape Ordinance (Ord. 1891). The new water efficiency requirements have been added to Division 14.27, Water Efficient Landscaping, of the City Municipal Code.
COS-A13.2 - Continue to implement the City's water efficient-landscape requirements, which address the use of drought-tolerant plant materials and irrigation standards.	CD, PW, & Util	Ongoing	See Status of Action COS-A13.1
COS-A13.3 - Continue to pursue the development of infrastructure for distribution of recycled or non-potable water for irrigation.	Util, CD, & PW	In Progress	On April 13, 2021, the City Council adopted Resolution Nos. 2021-027 and 2021-028 adopting an initial study/mitigated negative declaration for the Recycled Water Project, and adopting a Recycled Water Master Plan. The Recycled Water Master Plan identifies a proposed recycled water program that includes use of recycled water for beneficial uses including agricultural irrigation, urban irrigation, and industrial reuse.

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<p>COS-A14.1 - Work with the Solano Irrigation District, nearby cities, and/or Solano County to develop a recharge area map to guide future development. Developments proposed in areas identified as "valuable" to the recharge area shall mitigate adverse impacts to the greatest extent possible.</p>	<p>CD, Util, PW, SID, nearby cities, & Solano County</p>	<p>Ongoing</p>	<p>On April 25, 2017 the City Council adopted Resolution No. 2017-046 determining to become a groundwater sustainability agency (GSA) for the portion of the Solano Subbasin of the Sacramento Valley Groundwater Basin within the City of Vacaville's boundaries. On October 10, 2017, the City Council adopted Resolution GSA 2017-001, authorizing the executive director to execute a memorandum of understanding with the other two Solano County GSAs. On December 14, 2021, the City Council adopted Resolution No. GSA 2021-001, adopting the Solano Subbasin Groundwater Sustainability Plan. The Plan was developed in coordination with nearby agencies and Solano County. The plan identifies potential areas for recharge within the Solano Subbasin.</p>
Parks and Recreation Element			
<p>PR-A1.1 - Update the Comprehensive Parks, Recreation, and Open Space Master Plan to include a broader description of desired park facilities and allow staff the flexibility to include the facilities desired by the public, and continue to implement this Master Plan.</p>	<p>PR & CD</p>	<p>In Progress</p>	<p>A new Parks and Rec Master Plan was adopted in May 2021. This Plan functions as the Master Facility Plan for the Community Services Department.</p>
<p>PR-A1.2 - Develop the Trails and Trailhead system as outlined in the Comprehensive Parks, Recreation and Open Space Master Plan. Provide additional trails and facilities where they are feasible and appropriate. Connect the trails system to the bikeways system wherever feasible and appropriate.</p>	<p>PR, CD, CMO, & PW</p>	<p>Unscheduled</p>	<p>In May 2021, a new Parks and Recreation Master Plan was adopted by the City Council. The Park and Recreation Plan identifies the need for trails and a trailhead system. The Plan also identifies plans to expand existing walking and bicycle connections.</p>
<p>PR-A1.3 - Implement a Quimby Ordinance requiring that park provision be considered and incorporated in the subdivision process.</p>	<p>PR, CD, CMO, & PW</p>	<p>Unscheduled</p>	<p>The timing of the task is to be determined.</p>
<p>PR-A2.1 - Adjust park impact fees to reflect a more accurate cost of developing parkland based on real development costs. Include an adjustment for the cost of responding to changing requirements, such as the American with Disabilities Act, playground safety standards, CEQA requirements, and new building technology that combats vandalism (e.g. concrete tables and video surveillance systems).</p>	<p>PR, PW, & CMO</p>	<p>2022</p>	<p>The City approved an updated Comprehensive Parks, Recreation, and Open Space Master Plan in May 2021. The AB 1600 Development Impact Fee study is underway with revised Development Impact Fees expected to be completed and prepared for adoption in summer 2022. The park impact fees will be evaluated as part of this study.</p>

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PR-A3.1 - Coordinate with public safety staff in the design of parks and in the development of standards for park design. Incorporate these standards into the Update to the Comprehensive Parks, Recreation, and Open Space master Plan.	PR, FD, & PD	In Progress	The City approved an updated Comprehensive Parks, Recreation, and Open Space Master Plan in May 2021. This Plan functions as the Master Facility Plan for the Community Services Department.
PR-A6.1 - Conduct a review of park and recreation facilities to identify ways that they could be utilized to promote healthy lifestyles and activities for all age levels, including diet, exercise, and mental well-being.	PR & PW	In Progress	The City approved an updated Comprehensive Parks, Recreation, and Open Space Master Plan in May 2021. This Plan functions as the Master Facility Plan for the Parks and Recreation Department.
Public Facilities and Services Element			
PUB-A1.1 - Develop a public safety facilities plan for fire, rescue, and emergency medical services. Include the following elements in the plan: <ul style="list-style-type: none"> ~ Analysis of current fire, rescue, and emergency medical facilities and equipment, and their adequacy to service the existing planning area. ~ Projections of the impacts of new development on the provision of fire, rescue, and emergency medical services to the existing and new areas of the community. These projections should include the adequacy of facilities and equipment, response times, communications systems, and the adequacy of the water system for fire-fighting needs. <ul style="list-style-type: none"> ~ Response time standards for fire, rescue, and emergency medical services, and adequate personnel and facilities to meet the established standards. ~ Hazardous materials use, storage, and disposal standards. ~ Detailed Wildland Fire Hazard Area map for areas of local responsibility, similar to Figure SAF-9 in the Safety Element. 	FD & PD	Complete	In September 2018, the Fire Department completed its standards of coverage update. These standards are still in use.

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Action	City Departments	Timeframe	Status
PUB-A2.1 - Develop a public safety facilities plan for law enforcement services. Include the following elements in the plan: • Analysis of current law enforcement facilities and equipment, and their adequacy to service the existing planning area. • Projections of the impacts of new development on the provision of law enforcement services to the existing and new areas of the community. These projections should include the adequacy of facilities and equipment, response times, and communications systems. • Response time standards for law enforcement services, and adequate personnel and facilities to meet the established standards.	FD, PD & CD	2021	The City is updating its Master Infrastructure and Facility Plans. The Fire and Police Departments will create public safety facilities plans as part of this task.
PUB-A2.2 - Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.	PD, CD, & FD	Ongoing	The Police Department routinely provides neighborhood security and crime prevention information and training. They actively encourage the creation of neighborhood and business watch groups.
PUB-A7.1 - Develop and maintain appropriate ordinances, policies, and master plans to regulate the installation of telecommunications facilities for the best interests of the community. As new technologies emerge, amend existing regulations or adopt new ones, consistent with the best interests of the community.	CD, PD, & PW	2019-2021	See Status of Action LU-A11.2.
PUB-A7.2 - Amend the Telecommunications chapter of the Land Use and Development Code as needed to keep up-to-date on changes in telecommunications technology and practices.	CD & PW	Completed	On February 25, 2020, City Council adopted Resolution 2020-031 amending the Municipal Code to address new advances in telecommunication technology pertaining to small wireless facilities located within the public right-of-way. (PUB-A7.2)
PUB-A8.1 - Implement zoning designation(s) that will clearly delineate major institutions and public facilities and their uses and establish appropriate development standards.	CD & PW	In Progress	See Status of Action LU-A11.2.
PUB-A9.1 - Consider adopting a procurement ordinance to purchase recycled goods, thereby creating a market for recycled materials.	Finance, CMO, & PW	Unscheduled	The timing of this task is to be determined.

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**City of Vacaville
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Action	City Departments	Timeframe	Status
PUB-A9.2 - Amend the Land Use and Development Code to require at least 50 percent diversion (i.e. reuse or recycling) of non-hazardous construction waste from disposal.	CD	Completed	This action was completed with the adoption of the 2016 California Standard Building Code on January 10, 2017 (Ordinance 1904).
PUB-A10.1 - Continue to update the Urban Water Management Plan every five years.	Util, PW, & CD	In Progress	The Utilities Department prepared a five-year update to the Urban Water Management Plan for 2020. On June 8, 2021, City Council adopted the Plan with Resolution No. 2021-050.
PUB-A11.1 - Continue to update the five-year capital improvement program to provide for needed water facilities in relation to the City's financial resources.	Util, CMO & PD	In Progress	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
PUB-A11.2 - Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.	Util, PW, & CMO	In Progress	The City is updating its Master Infrastructure and Facility Plans. A Final Draft Water System Master Plan was completed in 2018. The Plan is currently being amended to address new development projections in certain areas of the City.
PUB-A13.1 - Implement and maintain the Sewer System Management Plan in accordance with regulatory requirements to ensure that the wastewater collection system is adequately sized, protected from deleterious substances, and maintained to minimize the risk of sanitary sewer overflows. Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.	Util, PD, & CMO	In Progress	The City is updating its Master Infrastructure and Facility Plans. This includes a Sewer System Management Plan. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development. The Draft Sewer System Management Plan was completed in 2019. The Plan is currently being amended to address new development projections in certain areas of the City. The Sanitary Sewer Management Plan was completed in 2019 and on July 23, 2019, the City Council adopted Resolution 2019-065 adopting the Plan. Self-audits are required every two years and the City finalized the most recent self-audit in September 2021.

**City of Vacaville
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Action	City Departments	Timeframe	Status
PUB-A14.1 - Continue to update the five-year capital improvement program to provide for needed wastewater facilities in relation to the City's financial resources.	Util & PW	In Progress	The City is currently working on updating its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
PUB-A14.2 - Develop and maintain, through regular updates, a long-range strategic capital development plan for wastewater facilities consistent with the General Plan.	Util, PW, & CMO	2020-2021	The City is updating its Master Infrastructure and Facility Plans. A Final Draft Wastewater Facilities Master Plan was completed in 2018. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
Safety Element			
SAF-A1.1 - Consider implementing a hazard reduction program for existing development in high-risk zones. This would include inspection of structures for conformance with the Building Code and could give priority for inspection to emergency and critical facilities, older structures, and public facilities.	CD, PW, & FD	In Progress	On December 12, 2017, the City Council adopted Resolution 2017-122, adopting the City of Vacaville Hazard Mitigation Plan. This plan meets the requirements of the Disaster Mitigation Act of 2000. The City is currently participating in updating the Solano County Hazard Mitigation Plan, which will update the 2012 Multi-Hazard Mitigation Plan. Expected completion date is March 2022. The City's Safety Element is also in the process of being updated concurrently with the Housing Element update.
SAF-A2.1 - Study the feasibility of establishing specific fees for those areas in which flooding and drainage problems exist. Assessed fees would be used to mitigate flooding through physical improvements.	PW & CMO	In Progress	The City is currently preparing the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City is evaluating the City's impact fees and is evaluating ways to address existing flooding and drainage problems.
SAF-A2.2 - Develop a financing plan for the construction of upstream regional flood control detention basins.	PW & CMO	In Progress	The City is currently preparing the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City is evaluating the City's impact fees and is evaluating ways to address existing flooding and drainage problems.
SAF-A2.3 - Continue to construct upstream regional flood control detention basins.	PW	Completed	The Public Works department is searching for opportunities to assist in funding these projects. Public Works continues to work with the Army Corp of Engineers to obtain the necessary permitting for the Alamo Creek Detention Basin.

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**City of Vacaville
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Action	City Departments	Timeframe	Status
SAF-A2.4 - Continue to update the five-year capital improvement program to provide for needed storm drainage facilities in relation to the City's financial resources.	PW	In Progress	The City is updating its Master Infrastructure and Facility Plan, and is in the process of updating its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
SAF -A2.5 - Develop a long-range strategic capital development plan for storm drainage facilities consistent with the General Plan.	PW	In Progress	The City is updating its Master Infrastructure and Facility Plan, and is in the process of updating its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
SAF-A2.6 - Update the City's Storm Drainage Master Plan to identify storm drain facility improvements necessary to eliminate existing flooding hazards and drainage problems.	PW	In Progress	The City is updating its Master Infrastructure and Facility Plan that will identify projects and facilities to mitigate growth.
SAF-A2.7 - Continue to implement the storm drain facility improvements identified in the City's Storm Drainage Master Plan and the Ulatis System Drainage Study.	PW & Util	In Progress	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will seek funding to implement projects like the Alamo Creek and Ulatis Creek Detention Basins.
SAF-A2.8 - Continue to cooperate with the Solano County Water Agency on developing a comprehensive storm water management program to accommodate additional development in undeveloped areas.	PW, Util & Solano Water	Ongoing	The timing of this task is to be determined.
SAF-A3.1 - Maintain the City's Storm Drainage Master Plan, which ensures that new development adequately provides for on-site and downstream off-site mitigation of potential flood hazards and drainage problems.	PW, Util & Solano Water	Ongoing	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will seek funding to implement projects like the Alamo Creek and Ulatis Creek Detention Basins.
SAF-A3.2 - Revise the Land Use and Development Code to limit the amount of impervious surfaces in non-residential parking lots.	CD, Util & PW	In Progress	See Status of Action LU-A11.2.
SAF-A4.1 - Regularly update the Floodplain Management Ordinance to be in accordance with the National Flood Insurance Rate Map regulations.	PW & CD	Unscheduled	The timing of this task is to be determined.
SAF-A4.2 - Assist the Federal Emergency Management Agency in updating the Flood Insurance Rate Maps for the Vacaville area and identifying 100-year flood zones.	PW & CD	Unscheduled	The timing of this task is to be determined.
SAF-A4.3 - Review and revise the Safety Element concurrently with the adoption of each Housing Element to identify any new housing areas prone to flood hazards.	CD, HS, & PW	2023	The City adopted the 2015-2023 Housing Element in 2015. The Housing Element Update is underway, expected to be completed by early 2023.

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**City of Vacaville
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 2021 Annual Status of the General Plan Report**

Action	City Departments	Timeframe	Status
SAF-A4.4 - Annually review the Land Use Element to account for new flood information made available during the previous year.	CD & PW	Unscheduled	The timing of this task is to be determined.
SAF-A4.5 - Update the Land Use and Development Code to appropriately reflect the Central Valley Flood Protection Plan and to identify current flood hazards and information.	PW & CD	In Progress	See Status of Action LU-A11.2.
SAF-A4.6 - Support the efforts of levee owners and regional, State, or federal agencies to design and reconstruct levees that do not meet flood protection standards to bring them into compliance with adopted State and/or federal standards.	PW, levee owners, & other agencies	Unscheduled	The timing of this task is to be determined.
SAF-A4.7 - Amend the Safety Element to include the 200-year floodplain map once it becomes available.	PW, levee owners, & other agencies	Unscheduled	This task is dependent on the availability of the 200-year floodplain map.
SAF-A5.1 - Implement standards to address wildfire threat from agricultural areas in the East of Leisure Town Road and Northeast Growth Area, which are shown in Figure LU-3	FD, PW, & CD	Ongoing	Projects approved within the East of Leisure Town Road Growth Area have been redesigned to address wildland fire threats.
SAF-A5.2 - Amend Chapter 14.20.290 of the Vacaville Land Use and Development Code, Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat, to be consistent with State law.	FD & CD	In Progress	See Status of Action LU-A11.2.
SAF-A6.1 - Continue to maintain and implement a hazardous materials information disclosure program.	FD & CD	Ongoing	The Fire Department maintains and implements a hazardous materials information disclosure program.
SAF-A6.2 - Amend the Land Use and Development Code to specify development standards for properties where hazardous materials are present, including adequate separation and buffers from sensitive uses such as schools, residences, and public facilities.	CD & FD	In Progress	See Status of Action LU-A11.2.
SAF-A7.1 - Adopt a comprehensive disaster response plan in coordination with adjoining communities. The plan should include procedures, including teaming and mutual aid, to follow during and after a major earthquake, wildland fire, hazardous substance release, or other catastrophic event.	FD & PD	Completed. The Mutual Aid Agreement will be reviewed and updated every 5 years	On December 12, 2017, the City Council adopted Resolution 2017-122, adopting the City of Vacaville Hazard Mitigation Plan. This plan meets the requirements of the Disaster Mitigation Act of 2000. On October 9, 2018, the City Council adopted Resolution 2018-112 approving a mutual aid agreement between the City and Solano County Fire Agencies for all hazard emergency response.
SAF-A7.2 - Identify and regularly update emergency access routes.	FD & PD	In Progress	The City is participating the Countywide Local Hazard Mitigation Plan (LHMP), which includes an addendum that specifically addresses Vacaville. This LHMP is current in draft form and will be adopted in 2022.

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**City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions
2021 Annual Status of the General Plan Report**

Action	City Departments	Timeframe	Status
SAF-A7.3 - Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	FD & PD	Ongoing	The City periodically tests its Office of Emergency Services (OES) staff.
SAF-A8.1 - Develop a Climate Change Preparedness Plan that will prepare for the impacts of climate change on the city's economic and natural systems and provide a climate-resilient community.	FD, PD & CD	2022-2023	The City of Vacaville is currently preparing an update to its Safety Element and is preparing an Environmental Justice Element that will address climate change preparedness.
SAF-A8.2 - Establish a Climate Change Contingency Fund that the City can use to respond to extreme or unusual climate events.	CD & FD	Unscheduled	The timing of this task is to be determined.
SAF-A8.3 - Establish a regional climate change working group to share information and foster cooperation between Vacaville, neighboring communities, and regional agencies.	CD, nearby cities, & Solano County	Unscheduled	The timing of this task is to be determined.
Noise Element			
NOI-A1.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P1.1.	CD, Solano County, Nut Tree/Travis Airport	In Progress	See Status of Action LU-A11.2.
NOI-A2.1 - Request that Caltrans provide sound walls along Interstate 80 adjacent to existing residential areas where sound walls are the only practical noise mitigation.	CD, PW, & Solano Transportation	Unscheduled	The timing of this task is to be determined.
NOI-A2.2 - Review all non-residential development proposals for noise impacts on noise sensitive land uses, such as residences, schools, and hospitals.	CD & PW	Ongoing	Chapter 14.09.127 of the Land Use and Development Code addresses noise levels and regulations related to sensitive uses including residences, schools and hospitals.
NOI-A3.1 - Update aircraft noise projections as future operations at the Nut Tree Airport and Travis Air Force Base are projected to change.	CD, Solano County, Nut Tree/Travis Airport	Unscheduled	The City continues to work with the Solano County Airport Land Use Commission to ensure that the City's General Plan is consist with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans.
NOI-A4.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P4.2	CD, Solano County, Nut Tree/Travis Airport	In Progress	See Status of Action LU-A11.2.

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Jurisdiction	Vacaville
Reporting Year	2021 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted																			
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	A	Notes*
Summary Row: Start Data Entry Below								0	0	0	187	0	0	155	131	160	0	0	
	137-030-180	West Side of Leisure Town Road	Alamo Creek Subdivision	20-128	2 to 4	O	6/21/2021							131	131			No	Project is inactive
	131-030-950	Corner of Allison Dr. and Nut Tree Pkwy	Allison Apartments	20-314	5+	R	9/14/2021				187							No	Project is in public hearings
	105-200-150	4420 McMurtry Lane	McMurtry Estates	21-227	SFD	O	8/11/2021							24				No	Project is incomplet

Table A2 - Annual Building Activity Report Summary				Attachment 1a2					
2021 Issued Residential Permits									
SITE_APN	SITE_SUBDIVISION	SITE_LOT_NO	SITE_ADDR	Permit Number	PERMITTYPE	ISSUED	STATUS	DESCRIPTION	FINALED
0132023140	VACA ALAMO SUBDIVISION	60	1601 CALIFORNIA DRIVE #B	2012-0150	ACCESSORY DWELLING UNIT DETACHED	04/13/2021	INSPECTION PHASE	800 SQFT HCD MANUFACTURED ADU - 2 BED/ 2 BATH	08/26/2021
0131233010	FAIRMONT	19	408 SPRINGVALLEY DRIVE #B	2012-0152	ACCESSORY DWELLING UNIT DETACHED	03/09/2021	ISSUED	534 SQFT HCD MANUFACTURED ADU - 1 BED/ 1 BATH	
0137204130	VANDEN ESTATES	25	357 ROCKLIN ROAD	2012-0218	SINGLE FAMILY DWELLING	01/07/2021	FINALED	3337sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	10/27/2021
0137204180	VANDEN ESTATES	30	337 ROCKLIN ROAD	2012-0219	SINGLE FAMILY DWELLING	01/07/2021	FINALED	3452sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	12/07/2021
0137202040	VANDEN ESTATES	78	3019 BELDEN COURT	2012-0220	SINGLE FAMILY DWELLING	01/07/2021	FINALED	3337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	11/08/2021
0137202030	VANDEN ESTATES	79	3013 BELDEN COURT	2012-0221	SINGLE FAMILY DWELLING	01/07/2021	FINALED	2496sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	09/28/2021
0132243090	FAIRMONT	36	455 KLAMATH DRIVE	2012-0338	ACCESSORY DWELLING UNIT DETACHED	10/07/2021	ISSUED	ZAWIT - 740 SQFT DETACHED ADU -2 BED/ 1 BATH	
0131382090	VILLAGE HILLS	34	348 SUSSEX CIRCLE	2012-0348	ACCESSORY DWELLING UNIT ATTACHED	03/05/2021	ISSUED	CONVERT GARAGE INTO 390 SQFT ATTACHED ADU 1 BED/ 1 BATH	
0131211260	FAIRMONT	45	306 HAVASU DRIVE	2101-0220	ACCESSORY DWELLING UNIT ATTACHED	02/16/2021	FINALED	CONVERT GARAGE INTO 381 SQFT ATTACHED ADU	12/16/2021
0137221070	PARKSIDE GREEN	7	737 BLAKE ROAD	2101-0221	SINGLE FAMILY DWELLING	01/28/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	09/23/2021
0137221010	PARKSIDE GREEN	1	701 BLAKE ROAD	2101-0225	SINGLE FAMILY DWELLING	01/28/2021	FINALED	2921sf SFD WITH ATTACHED GARAGE - 5 BED/ 3 BATH	09/20/2021
0137221020	PARKSIDE GREEN	2	707 BLAKE ROAD	2101-0227	SINGLE FAMILY DWELLING	01/28/2021	FINALED	2290sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ P. COV	09/20/2021
0137221170	PARKSIDE GREEN	17	800 MAXWELL ROAD	2101-0228	SINGLE FAMILY DWELLING	01/28/2021	FINALED	2921sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	08/26/2021
0137223030	PARKSIDE GREEN	20	813 MAXWELL ROAD	2101-0229	SINGLE FAMILY DWELLING	01/28/2021	INSPECTION PHASE	2921sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	09/29/2021
0138082010	BRIGHTON LANDING	640	501 HONEYSUCKLE DRIVE	2101-0025	SINGLE FAMILY DWELLING	01/12/2021	FINALED	2453sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	08/10/2021
0138082020	BRIGHTON LANDING	641	507 HONEYSUCKLE DRIVE	2101-0026	SINGLE FAMILY DWELLING	01/12/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	07/28/2021
0138082030	BRIGHTON LANDING	642	513 HONEYSUCKLE DRIVE	2101-0027	SINGLE FAMILY DWELLING	01/12/2021	FINALED	2605sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	08/20/2021
0129140010			331 GIBSON CANYON ROAD	1911-0226	SINGLE FAMILY DWELLING	05/11/2021	ISSUED	5458sf CUSTOM SFD WITH DETACHED GARAGE - 5 BED/6.5 BATH	
0137204070	VANDEN ESTATES	19	381 ROCKLIN ROAD	2005-0295	SINGLE FAMILY DWELLING	02/04/2021	FINALED	3337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	12/16/2021
0138113210	BRIGHTON LANDING	92	719 CARNATION DRIVE	2101-0049	SINGLE FAMILY DWELLING	01/12/2021	FINALED	1728sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	09/27/2021
0138113220	BRIGHTON LANDING	93	713 CARNATION DRIVE	2101-0052	SINGLE FAMILY DWELLING	01/12/2021	FINALED	2023sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	09/23/2021
0138113030	BRIGHTON LANDING	98	612 DAHLIA DRIVE	2101-0053	SINGLE FAMILY DWELLING	01/12/2021	FINALED	1728sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	10/18/2021
0138113040	BRIGHTON LANDING	99	618 DAHLIA DRIVE	2101-0054	SINGLE FAMILY DWELLING	01/12/2021	FINALED	2014sf SFD WITH ATTACHED GARAGE - 3 BED/ 3 BATH	09/22/2021
0138083140	BRIGHTON LANDING	685	679 PERIWINKLE DRIVE	2101-0248	SINGLE FAMILY DWELLING	01/26/2021	FINALED	2453sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	09/28/2021
0138083150	BRIGHTON LANDING	686	685 PERIWINKLE DRIVE	2101-0249	SINGLE FAMILY DWELLING	01/26/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	08/26/2021
0138083160	BRIGHTON LANDING	687	691 PERIWINKLE DRIVE	2101-0250	SINGLE FAMILY DWELLING	01/26/2021	FINALED	2453sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	09/15/2021

SITE_APN	SITE_SUBDIVISION	SITE_LOT_NO	SITE_ADDR	Permit Number	PERMITTYPE	ISSUED	STATUS	DESCRIPTION	FINALED
0138113230	BRIGHTON LANDING	94	707 CARNATION DRIVE	2101-0251	SINGLE FAMILY DWELLING	01/26/2021	FINALED	2014sf SFD WITH ATTACHED GARAGE - 3 BED/ 3 BATH	09/30/2021
0138113240	BRIGHTON LANDING	95	701 CARNATION DRIVE	2101-0252	SINGLE FAMILY DWELLING	01/26/2021	FINALED	1639sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	09/30/2021
0138113010	BRIGHTON LANDING	96	600 DAHLIA DRIVE	2101-0253	SINGLE FAMILY DWELLING	01/26/2021	FINALED	1639sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	09/30/2021
0138113020	BRIGHTON LANDING	97	606 DAHLIA DRIVE	2101-0254	SINGLE FAMILY DWELLING	01/26/2021	FINALED	2023sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	09/29/2021
0138134030	ROBERTS' RANCH	116	212 CASK DRIVE	2101-0086	SINGLE FAMILY DWELLING	02/02/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH & CA RM	08/05/2021
0138134020	ROBERTS' RANCH	117	206 CASK DRIVE	2101-0087	SINGLE FAMILY DWELLING	02/02/2021	FINALED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH & CA RM	08/11/2021
0138134010	ROBERTS' RANCH	118	200 CASK DRIVE	2101-0088	SINGLE FAMILY DWELLING	02/02/2021	FINALED	2215sf SFD w/ATTACHED GARAGE - 4 BED/ 2.5 BATH & CA RM	08/09/2021
0138131280	ROBERTS' RANCH	131	201 CASK DRIVE	2101-0089	SINGLE FAMILY DWELLING	02/18/2021	FINALED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH & CA RM	09/01/2021
0138131270	ROBERTS' RANCH	132	207 CASK DRIVE	2101-0090	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH & CA RM	09/01/2021
0125482160	FARMSTEAD	10	326 FRUITVALE AVENUE	2101-0100	SINGLE FAMILY DWELLING	01/14/2021	FINALED	1943sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	11/08/2021
0125482170	FARMSTEAD	11	324 FRUITVALE AVENUE	2101-0101	SINGLE FAMILY DWELLING	01/14/2021	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	08/31/2021
0125482180	FARMSTEAD	12	322 FRUITVALE AVENUE	2101-0102	SINGLE FAMILY DWELLING	01/14/2021	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	08/31/2021
0125482130	FARMSTEAD	21	712 APRICOT CIRCLE	2101-0103	SINGLE FAMILY DWELLING	01/14/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	09/13/2021
0125482140	FARMSTEAD	22	706 APRICOT CIRCLE	2101-0104	SINGLE FAMILY DWELLING	01/14/2021	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	09/13/2021
0125482150	FARMSTEAD	23	700 APRICOT CIRCLE	2101-0105	SINGLE FAMILY DWELLING	01/14/2021	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	09/15/2021
0125483010	FARMSTEAD	109	701 APRICOT CIRCLE	2101-0106	SINGLE FAMILY DWELLING	01/14/2021	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	09/23/2021
0125483020	FARMSTEAD	110	707 APRICOT CIRCLE	2101-0107	SINGLE FAMILY DWELLING	01/14/2021	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	09/30/2021
0138083230	BRIGHTON LANDING	694	754 HYDRANGEA DRIVE	2104-0367	SINGLE FAMILY DWELLING	05/03/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	12/29/2021
0138091090	BRIGHTON LANDING	712	749 HYDRANGEA DRIVE	2104-0368	SINGLE FAMILY DWELLING	05/03/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	01/20/2022
0138091100	BRIGHTON LANDING	713	755 HYDRANGEA DRIVE	2104-0369	SINGLE FAMILY DWELLING	05/03/2021	FINALED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	01/10/2022
0138123240	BRIGHTON LANDING	193	325 HIBISCUS STREET	2103-0279	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2225sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	12/16/2021
0138123250	BRIGHTON LANDING	194	319 HIBISCUS STREET	2103-0280	SINGLE FAMILY DWELLING	04/05/2021	FINALED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	12/16/2021
0138123040	BRIGHTON LANDING	201	218 LANTANA DRIVE	2103-0281	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2154sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/15/2021
0138123050	BRIGHTON LANDING	202	224 LANTANA DRIVE	2103-0282	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/13/2021
0130331050	VACA VALLEY VILLAGE	48	105 LAUREL STREET #B	2103-0290	ACCESSORY DWELLING UNIT DETACHED	04/20/2021	FINALED	ADD/CONVERT DETACHED STRUCTURE TO 520sf ADU - 1 BED/ 1 BA	07/22/2021
0138134060	ROBERTS' RANCH	113	230 CASK DRIVE	2103-0316	SINGLE FAMILY DWELLING	03/25/2021	FINALED	2215sf SFD w/ATTACHED GARAGE - 4 BED/ 2.5 BATH	09/28/2021
0138134050	ROBERTS' RANCH	114	224 CASK DRIVE	2103-0318	SINGLE FAMILY DWELLING	03/25/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH & CA RM	09/21/2021
0138134040	ROBERTS' RANCH	115	218 CASK DRIVE	2103-0319	SINGLE FAMILY DWELLING	03/25/2021	FINALED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH & CA RM	09/16/2021

SITE_APN	SITE_SUBDIVISION	SITE_LOT_NO	SITE_ADDR	Permit Number	PERMITTYPE	ISSUED	STATUS	DESCRIPTION	FINALED
0138131250	ROBERTS' RANCH	134	219 CASK DRIVE	2103-0320	SINGLE FAMILY DWELLING	03/25/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH & CA RM	10/11/2021
0138131240	ROBERTS' RANCH	135	225 CASK DRIVE	2103-0321	SINGLE FAMILY DWELLING	03/25/2021	FINALED	2215sf SFD w/ATTACHED GARAGE - 4 BED/2.5 BATH & CA RM	10/11/2021
0138131230	ROBERTS' RANCH	136	231 CASK DRIVE	2103-0322	SINGLE FAMILY DWELLING	03/25/2021	FINALED	2067sf SFD w/ATTACHED GARAGE - 3 BED/2.5 BATH & CA RM	10/25/2021
0138083180	BRIGHTON LANDING	689	784 HYDRANGEA DRIVE	2103-0333	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	11/09/2021
0138083190	BRIGHTON LANDING	690	778 HYDRANGEA DRIVE	2103-0334	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	11/02/2021
0138091140	BRIGHTON LANDING	717	779 HYDRANGEA DRIVE	2103-0335	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	11/23/2021
0137223020	PARKSIDE GREEN	19	807 MAXWELL ROAD	2103-0368	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	11/18/2021
0137223050	PARKSIDE GREEN	22	5000 WINTHROP COURT	2103-0369	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2577sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/15/2021
0137223060	PARKSIDE GREEN	23	5006 WINTHROP COURT	2103-0370	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	11/24/2021
0137223090	PARKSIDE GREEN	26	5013 WINTHROP COURT	2103-0371	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2577sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/15/2021
0137223100	PARKSIDE GREEN	27	5007 WINTHROP COURT	2103-0372	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2921sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	01/12/2022
0137223110	PARKSIDE GREEN	28	5001 WINTHROP COURT	2103-0373	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2577sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	12/27/2021
0137222220	PARKSIDE GREEN	29	630 BARNSTABLE DRIVE	2103-0374	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2290sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ P. COV	01/03/2022
0137204110	VANDEN ESTATES	23	365 ROCKLIN ROAD	2103-0385	SINGLE FAMILY DWELLING	04/02/2021	ISSUED	2323sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	
0137171130	VANDEN ESTATES	33	325 ROCKLIN ROAD	2103-0386	SINGLE FAMILY DWELLING	04/02/2021	ISSUED	3068sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0137171100	VANDEN ESTATES	36	313 ROCKLIN ROAD	2103-0387	SINGLE FAMILY DWELLING	04/02/2021	ISSUED	3068sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ P. COV	
0137171090	VANDEN ESTATES	37	309 ROCKLIN ROAD	2103-0388	SINGLE FAMILY DWELLING	04/02/2021	FINALED	2323sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/29/2021
0137174050	VANDEN ESTATES	65	125 TITUS WAY	2103-0389	SINGLE FAMILY DWELLING	04/02/2021	ISSUED	3747sf SFD WITH ATTACHED GARAGE - 5 BED/ 4 BATH w/ P. COV	
0137174040	VANDEN ESTATES	66	119 TITUS WAY	2103-0390	SINGLE FAMILY DWELLING	04/02/2021	ISSUED	3068sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0137174030	VANDEN ESTATES	67	113 TITUS WAY	2103-0391	SINGLE FAMILY DWELLING	04/02/2021	ISSUED	2323sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0137174020	VANDEN ESTATES	68	107 TITUS WAY	2103-0392	SINGLE FAMILY DWELLING	04/02/2021	FINALED	3068sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	02/02/2022
0137213010	VANDEN ESTATES	4	800 RICH CIRCLE	2101-0310	SINGLE FAMILY DWELLING	02/04/2021	FINALED	2550sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	11/18/2021
0137213040	VANDEN ESTATES	7	812 RICH CIRCLE	2101-0311	SINGLE FAMILY DWELLING	02/04/2021	FINALED	2550sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ P. Cov	11/16/2021
0138083050	BRIGHTON LANDING	676	625 PERIWINKLE DRIVE	2103-0448	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2453sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/08/2021
0138083060	BRIGHTON LANDING	677	631 PERIWINKLE DRIVE	2103-0449	SINGLE FAMILY DWELLING	04/05/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	12/13/2021
0138083070	BRIGHTON LANDING	678	637 PERIWINKLE DRIVE	2103-0450	SINGLE FAMILY DWELLING	04/05/2021	FINALED	2739sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	12/16/2021
0138083200	BRIGHTON LANDING	691	772 HYDRANGEA DRIVE	2103-0451	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	12/08/2021
0138121160	BRIGHTON LANDING	259	2000 SPIREA COURT	2104-0399	SINGLE FAMILY DWELLING	05/03/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	

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0138121150	BRIGHTON LANDING	260	2006 SPIREA COURT	2104-0400	SINGLE FAMILY DWELLING	05/03/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0138121020	BRIGHTON LANDING	273	2007 SPIREA COURT	2104-0401	SINGLE FAMILY DWELLING	05/03/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138121010	BRIGHTON LANDING	274	2001 SPIREA COURT	2104-0402	SINGLE FAMILY DWELLING	05/03/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138091120	BRIGHTON LANDING	715	767 HYDRANGEA DRIVE	2103-0476	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	12/14/2021
0138091130	BRIGHTON LANDING	716	773 HYDRANGEA DRIVE	2103-0477	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	12/16/2021
0137222160	PARKSIDE GREEN	35	9001 BLAKE COURT	2101-0334	SINGLE FAMILY DWELLING	02/04/2021	FINALED	2577sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/06/2021
0137204150	VANDEN ESTATES	27	349 ROCKLIN ROAD	2101-0144	SINGLE FAMILY DWELLING	01/28/2021	FINALED	2323sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	08/10/2021
0137201030	VANDEN ESTATES	72	3012 BELDEN COURT	2101-0145	SINGLE FAMILY DWELLING	01/28/2021	ISSUED	3337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0138091310	BRIGHTON LANDING	734	806 DAFFODIL DRIVE	2101-0154	SINGLE FAMILY DWELLING	01/21/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	08/23/2021
0138092020	BRIGHTON LANDING	737	807 DAFFODIL DRIVE	2101-0155	SINGLE FAMILY DWELLING	01/21/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	09/02/2021
0138092310	BRIGHTON LANDING	766	906 DAY LILLY DRIVE	2101-0156	SINGLE FAMILY DWELLING	01/21/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	09/20/2021
0138083170	BRIGHTON LANDING	688	790 HYDRANGEA DRIVE	2101-0157	SINGLE FAMILY DWELLING	01/21/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	09/23/2021
0135621060	ULATIS CREEK ESTATES	63	531 MORNINGSTAR WAY	2104-0044	ACCESSORY DWELLING UNIT ATTACHED	05/04/2021	FINALED	CONVERT GARAGE INTO 318sf ADU - STUDIO W/ BATH	12/09/2021
0138082300	BRIGHTON LANDING	669	612 PERIWINKLE DRIVE	2104-0097	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2453sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/27/2021
0138082310	BRIGHTON LANDING	670	606 PERIWINKLE DRIVE	2104-0098	SINGLE FAMILY DWELLING	04/15/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/21/2021
0138082320	BRIGHTON LANDING	671	600 PERIWINKLE DRIVE	2104-0099	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2605sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	12/21/2021
0138083040	BRIGHTON LANDING	675	619 PERIWINKLE DRIVE	2104-0100	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2605sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	12/29/2021
0138123220	BRIGHTON LANDING	191	337 HIBISCUS STREET	2104-0108	SINGLE FAMILY DWELLING	04/15/2021	FINALED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	12/28/2021
0138123230	BRIGHTON LANDING	192	331 HIBISCUS STREET	2104-0109	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	01/05/2022
0138091150	BRIGHTON LANDING	718	785 HYDRANGEA DRIVE	2101-0158	SINGLE FAMILY DWELLING	01/21/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	09/30/2021
0138091160	BRIGHTON LANDING	719	791 HYDRANGEA DRIVE	2101-0159	SINGLE FAMILY DWELLING	01/21/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	09/23/2021
0138083110	BRIGHTON LANDING	682	661 PERIWINKLE DRIVE	2102-0008	SINGLE FAMILY DWELLING	02/11/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	10/12/2021
0138083120	BRIGHTON LANDING	683	667 PERIWINKLE DRIVE	2102-0015	SINGLE FAMILY DWELLING	02/11/2021	FINALED	2630sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	11/22/2021
0138083130	BRIGHTON LANDING	684	673 PERIWINKLE DRIVE	2102-0016	SINGLE FAMILY DWELLING	02/11/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	11/09/2021
0138123060	BRIGHTON LANDING	203	230 LANTANA DRIVE	2104-0110	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2225sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	12/28/2021
0138123070	BRIGHTON LANDING	204	236 LANTANA DRIVE	2104-0111	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/28/2021
0131030650			3501 HARBISON DRIVE	2105-0045	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 2: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7A)	
0138083210	BRIGHTON LANDING	692	766 HYDRANGEA DRIVE	2104-0154	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	12/22/2021

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0138083220	BRIGHTON LANDING	693	760 HYDRANGEA DRIVE	2104-0156	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	12/22/2021
0138091110	BRIGHTON LANDING	714	761 HYDRANGEA DRIVE	2104-0157	SINGLE FAMILY DWELLING	04/15/2021	FINALED	2429sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/27/2021
0123570120	THE RESERVE AT BROWNS V	12	361 PRESERVE LANE	2104-0192	SINGLE FAMILY DWELLING	04/30/2021	ISSUED	3168sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0123570130	THE RESERVE AT BROWNS V	13	367 PRESERVE LANE	2104-0193	SINGLE FAMILY DWELLING	04/30/2021	ISSUED	4337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ CA RM.	
0123570140	THE RESERVE AT BROWNS V	14	373 PRESERVE LANE	2104-0194	SINGLE FAMILY DWELLING	04/30/2021	ISSUED	3837sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM.	
0123570150	THE RESERVE AT BROWNS V	15	379 PRESERVE LANE	2104-0195	SINGLE FAMILY DWELLING	04/30/2021	ISSUED	4037sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0137173010	VANDEN ESTATES	63	130 TITUS WAY	2104-0221	SINGLE FAMILY DWELLING	04/21/2021	ISSUED	2662sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ P. COV	
0137174060	VANDEN ESTATES	64	131 TITUS WAY	2104-0222	SINGLE FAMILY DWELLING	04/21/2021	ISSUED	2496sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ P. COV	
0137222210	PARKSIDE GREEN	30	624 BARNSTABLE DRIVE	2104-0224	SINGLE FAMILY DWELLING	04/21/2021	FINALED	2921sf SFD WITH ATTACHED GARAGE - 5 BED/ 3 BATH	01/19/2022
0138124280	BRIGHTON LANDING	169	401 YARROW DRIVE	2102-0047	SINGLE FAMILY DWELLING	02/11/2021	FINALED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	10/01/2021
0138124010	BRIGHTON LANDING	170	300 HIBISCUS STREET	2102-0049	SINGLE FAMILY DWELLING	02/11/2021	FINALED	2066sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	11/02/2021
0138123280	BRIGHTON LANDING	197	301 HIBISCUS STREET	2102-0050	SINGLE FAMILY DWELLING	02/11/2021	FINALED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	10/29/2021
0138123010	BRIGHTON LANDING	198	200 LANTANA DRIVE	2102-0051	SINGLE FAMILY DWELLING	02/11/2021	FINALED	2225sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	10/27/2021
0131353030	SUMMERFIELD	100	212 PUTNAM COURT	2102-0055	ACCESSORY DWELLING UNIT DETACHED	05/20/2021	FINALED	260sf DETACHED ADU AT FRONT OF HOME - STUDIO W/ BATH	01/18/2022
0137204190	VANDEN ESTATES	31	333 ROCKLIN ROAD	2102-0068	SINGLE FAMILY DWELLING	02/17/2021	FINALED	2323sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ P. COV	01/21/2022
0137171140	VANDEN ESTATES	32	329 ROCKLIN ROAD	2102-0069	SINGLE FAMILY DWELLING	02/17/2021	FINALED	3452sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	01/26/2022
0137201010	VANDEN ESTATES	70	3000 BELDEN COURT	2102-0070	SINGLE FAMILY DWELLING	02/17/2021	FINALED	2323sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ P. COV	12/22/2021
0137201020	VANDEN ESTATES	71	3006 BELDEN COURT	2102-0071	SINGLE FAMILY DWELLING	02/17/2021	FINALED	2662sf SFD WITH ATTACHED GARAGE - 5 BED/ 4 BATH	12/22/2021
0137202100	VANDEN ESTATES	84	212 BODEGA WAY	2102-0072	SINGLE FAMILY DWELLING	02/17/2021	FINALED	3068sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	01/27/2022
0137221140	PARKSIDE GREEN	14	818 MAXWELL ROAD	2102-0077	SINGLE FAMILY DWELLING	02/17/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	10/18/2021
0137221160	PARKSIDE GREEN	16	806 MAXWELL ROAD	2102-0078	SINGLE FAMILY DWELLING	02/17/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	10/18/2021
0137222200	PARKSIDE GREEN	31	618 BARNSTABLE DRIVE	2104-0225	SINGLE FAMILY DWELLING	04/21/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	01/18/2022
0137222170	PARKSIDE GREEN	34	600 BARNSTABLE DRIVE	2104-0226	SINGLE FAMILY DWELLING	04/21/2021	FINALED	2290sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH w/ P. COV	01/07/2022
0131030650			3501 HARBISON DRIVE	2104-0248	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 1: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7B)	
0131030650			3501 HARBISON DRIVE	2104-0249	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 3: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0136652100	WESTGATE	20	925 EVENING SHADOW COURT #B	2104-0273	ACCESSORY DWELLING UNIT DETACHED	06/07/2021	ISSUED	594sf DETACHED HCD MANUFACTURED ADU - 1 BED/1 BATH	
0138123200	BRIGHTON LANDING	189	349 HIBISCUS STREET	2104-0344	SINGLE FAMILY DWELLING	05/03/2021	FINALED	2154sf SFD WITH ATTACHED GARAGE - 3 BED/ 3 BATH	01/26/2022
0137204170	VANDEN ESTATES	29	341 ROCKLIN ROAD	2102-0095	SINGLE FAMILY DWELLING	02/17/2021	FINALED	3337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	12/29/2021

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0125481060	FARMSTEAD	6	336 FRUITVALE AVENUE	2102-0121	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	11/24/2021
0125481070	FARMSTEAD	7	334 FRUITVALE AVENUE	2102-0122	SINGLE FAMILY DWELLING	02/18/2021	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	11/29/2021
0138123210	BRIGHTON LANDING	190	343 HIBISCUS STREET	2104-0345	SINGLE FAMILY DWELLING	05/03/2021	FINALED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	01/26/2022
0138123080	BRIGHTON LANDING	205	242 LANTANA DRIVE	2104-0346	SINGLE FAMILY DWELLING	05/03/2021	FINALED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	01/26/2022
0138123090	BRIGHTON LANDING	206	248 LANTANA DRIVE	2104-0347	SINGLE FAMILY DWELLING	05/03/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
	ROBERTS RANCH	30	771 BILLHOOK DRIVE	2106-0124	SINGLE FAMILY DWELLING	06/09/2021	ISSUED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH	
	ROBERTS RANCH	31	777 BILLHOOK DRIVE	2106-0127	SINGLE FAMILY DWELLING	06/09/2021	ISSUED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P. COV	
	ROBERTS RANCH	32	783 BILLHOOK DRIVE	2106-0128	SINGLE FAMILY DWELLING	06/09/2021	ISSUED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ P. COV	
0125481140	FARMSTEAD	28	824 FRUIT STAND CIRCLE	2106-0148	SINGLE FAMILY DWELLING	06/11/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481150	FARMSTEAD	29	830 FRUIT STAND CIRCLE	2106-0149	SINGLE FAMILY DWELLING	06/11/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125481160	FARMSTEAD	30	836 FRUIT STAND CIRCLE	2106-0150	SINGLE FAMILY DWELLING	06/11/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125484010	FARMSTEAD	123	843 FRUIT STAND CIRCLE	2105-0159	SINGLE FAMILY DWELLING	05/13/2021	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	01/26/2022
0125484020	FARMSTEAD	124	837 FRUIT STAND CIRCLE	2105-0160	SINGLE FAMILY DWELLING	05/13/2021	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	01/27/2022
0125484030	FARMSTEAD	125	831 FRUIT STAND CIRCLE	2105-0161	SINGLE FAMILY DWELLING	05/13/2021	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	01/26/2022
0125484040	FARMSTEAD	126	825 FRUIT STAND CIRCLE	2105-0162	SINGLE FAMILY DWELLING	05/13/2021	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	01/25/2022
0106346090	NORTH VILLAGE	23	148 WAGTAIL WAY	2105-0169	SINGLE FAMILY DWELLING	05/14/2021	FINALED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	12/06/2021
0106346100	NORTH VILLAGE	24	154 WAGTAIL WAY	2105-0170	SINGLE FAMILY DWELLING	05/14/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106346110	NORTH VILLAGE	25	160 WAGTAIL WAY	2105-0171	SINGLE FAMILY DWELLING	05/14/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106346120	NORTH VILLAGE	26	166 WAGTAIL WAY	2105-0172	SINGLE FAMILY DWELLING	05/14/2021	FINALED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	11/08/2021
0106346130	NORTH VILLAGE	27	172 WAGTAIL WAY	2105-0173	SINGLE FAMILY DWELLING	05/14/2021	FINALED	2853sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/15/2021
0106346140	NORTH VILLAGE	28	178 WAGTAIL WAY	2105-0174	SINGLE FAMILY DWELLING	05/14/2021	FINALED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	11/16/2021
0106341120	NORTH VILLAGE	29	4001 CRANE COURT	2105-0175	SINGLE FAMILY DWELLING	05/14/2021	FINALED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	10/26/2021
0106341130	NORTH VILLAGE	30	4007 CRANE COURT	2105-0176	SINGLE FAMILY DWELLING	05/14/2021	FINALED	2879sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	12/20/2021
0106341140	NORTH VILLAGE	31	4013 CRANE COURT	2105-0177	SINGLE FAMILY DWELLING	05/14/2021	FINALED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	01/27/2022
0131030650			3501 HARBISON DRIVE	2105-0186	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 6: 3 STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8B)	
0125481170	FARMSTEAD	31	842 FRUIT STAND CIRCLE	2106-0151	SINGLE FAMILY DWELLING	06/11/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481080	FARMSTEAD	8	332 FRUITVALE AVENUE	2102-0123	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	11/10/2021
0125481090	FARMSTEAD	9	330 FRUITVALE AVENUE	2102-0124	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	11/08/2021

SITE_APN	SITE_SUBDIVISION	SITE_LOT_NO	SITE_ADDR	Permit Number	PERMITTYPE	ISSUED	STATUS	DESCRIPTION	FINALED
0125481100	FARMSTEAD	24	800 FRUIT STAND CIRCLE	2102-0125	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	02/07/2022
0125481110	FARMSTEAD	25	806 FRUIT STAND CIRCLE	2102-0126	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	02/07/2022
0125481120	FARMSTEAD	26	812 FRUIT STAND CIRCLE	2102-0127	SINGLE FAMILY DWELLING	02/18/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125481130	FARMSTEAD	27	818 FRUIT STAND CIRCLE	2102-0128	SINGLE FAMILY DWELLING	02/18/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125483030	FARMSTEAD	111	713 APRICOT CIRCLE	2102-0138	SINGLE FAMILY DWELLING	02/18/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	09/15/2021
0137222040	PARKSIDE GREEN	47	784 BLAKE ROAD	2101-0211	SINGLE FAMILY DWELLING	01/28/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	08/24/2021
0123570200	THE RESERVE AT BROWNS V	20	354 PRESERVE LANE	2106-0196	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	4056sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570210	THE RESERVE AT BROWNS V	21	348 PRESERVE LANE	2106-0198	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	4337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ CA RM	
0123570220	THE RESERVE AT BROWNS V	22	342 PRESERVE LANE	2106-0199	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	4037sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570230	THE RESERVE AT BROWNS V	23	336 PRESERVE LANE	2106-0200	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	3837sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0125481260	FARMSTEAD	39	890 FRUIT STAND CIRCLE	2107-0347	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481270	FARMSTEAD	40	896 FRUIT STAND CIRCLE	2107-0348	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125481280	FARMSTEAD	41	902 FRUIT STAND CIRCLE	2107-0349	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481290	FARMSTEAD	42	908 FRUIT STAND CIRCLE	2107-0350	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0138123260	BRIGHTON LANDING	195	313 HIBISCUS STREET	2102-0175	SINGLE FAMILY DWELLING	03/04/2021	FINALED	2154sf SFD WITH ATTACHED GARAGE - 3 BED/ 3 BATH	11/12/2021
0138123270	BRIGHTON LANDING	196	307 HIBISCUS STREET	2102-0176	SINGLE FAMILY DWELLING	03/04/2021	FINALED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	11/12/2021
0138123020	BRIGHTON LANDING	199	206 LANTANA DRIVE	2102-0177	SINGLE FAMILY DWELLING	03/04/2021	FINALED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	11/24/2021
0138123030	BRIGHTON LANDING	200	212 LANTANA DRIVE	2102-0178	SINGLE FAMILY DWELLING	03/04/2021	FINALED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/01/2021
0131030650			3501 HARBISON DRIVE	2105-0193	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 15: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7B)	
0131030650			3501 HARBISON DRIVE	2105-0194	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 7: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0195	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 8: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0196	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 9: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0197	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 10: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0198	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 11: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0199	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 12: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0200	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 13: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0201	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 14: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0202	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 17: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	

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0131030650			3501 HARBISON DRIVE	2105-0203	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 18: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0204	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 19: 3-STORY, 8 UNIT APT BLDG W/ GARAGES (PLAN 8A)	
0131030650			3501 HARBISON DRIVE	2105-0205	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 4: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7A)	
0131030650			3501 HARBISON DRIVE	2105-0206	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 5: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7A)	
0131030650			3501 HARBISON DRIVE	2105-0207	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 16: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7A)	
0131030650			3501 HARBISON DRIVE	2105-0208	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 20: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7A)	
0131030650			3501 HARBISON DRIVE	2105-0209	MULTI-FAMILY BUILDING	06/23/2021	ISSUED	BLDG 21: 3 STORY, 7 UNIT APT BLDG W/ GARAGES (PLAN 7A)	
0106341070	NORTH VILLAGE	45	3024 MERLIN COURT	2106-0229	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106341080	NORTH VILLAGE	46	3018 MERLIN COURT	2106-0230	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	2879sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106341090	NORTH VILLAGE	47	3012 MERLIN COURT	2106-0231	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106341100	NORTH VILLAGE	48	3006 MERLIN COURT	2106-0232	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106341110	NORTH VILLAGE	49	3000 MERLIN COURT	2106-0233	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	2893sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106342100	NORTH VILLAGE	50	3001 MERLIN COURT	2106-0234	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106342110	NORTH VILLAGE	51	3007 MERLIN COURT	2106-0235	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106342120	NORTH VILLAGE	52	3013 MERLIN COURT	2106-0236	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	2893sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106342130	NORTH VILLAGE	53	3019 MERLIN COURT	2106-0237	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106342140	NORTH VILLAGE	54	3025 MERLIN COURT	2106-0238	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0125481180	FARMSTEAD	32	848 FRUIT STAND CIRCLE	2106-0275	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125481200	FARMSTEAD	33	854 FRUIT STAND CIRCLE	2106-0276	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481210	FARMSTEAD	34	860 FRUIT STAND CIRCLE	2106-0277	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481220	FARMSTEAD	35	866 FRUIT STAND CIRCLE	2106-0278	SINGLE FAMILY DWELLING	06/24/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0133262120	RIDGEVIEW	101	254 DONEGAL COURT	2102-0235	ACCESSORY DWELLING UNIT DETACHED	05/18/2021	ISSUED	CONVERT DETACHED GARAGE INTO 898sf ADU - 1 BED/ 1.5 BATH	
0138083260	BRIGHTON LANDING	697	736 HYDRANGEA DRIVE	2106-0333	SINGLE FAMILY DWELLING	06/25/2021	ISSUED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	
0138091060	BRIGHTON LANDING	709	731 HYDRANGEA DRIVE	2106-0334	SINGLE FAMILY DWELLING	06/25/2021	ISSUED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	
0138091070	BRIGHTON LANDING	710	737 HYDRANGEA DRIVE	2106-0335	SINGLE FAMILY DWELLING	06/25/2021	ISSUED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0138083240	BRIGHTON LANDING	695	748 HYDRANGEA DRIVE	2105-0235	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	
0138083250	BRIGHTON LANDING	696	742 HYDRANGEA DRIVE	2105-0236	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138091080	BRIGHTON LANDING	711	743 HYDRANGEA DRIVE	2105-0237	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	

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0123570160	THE RESERVE AT BROWNS V	16	378 PRESERVE LANE	2105-0246	SINGLE FAMILY DWELLING	06/02/2021	ISSUED	3854sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570170	THE RESERVE AT BROWNS V	17	372 PRESERVE LANE	2105-0247	SINGLE FAMILY DWELLING	06/02/2021	ISSUED	4337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ CA RM	
0123570180	THE RESERVE AT BROWNS V	18	366 PRESERVE LANE	2105-0248	SINGLE FAMILY DWELLING	06/02/2021	ISSUED	4037sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570190	THE RESERVE AT BROWNS V	19	360 PRESERVE LANE	2105-0249	SINGLE FAMILY DWELLING	06/02/2021	ISSUED	3837sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0106341150	NORTH VILLAGE	32	4019 CRANE COURT	2105-0266	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106341160	NORTH VILLAGE	33	4025 CRANE COURT	2105-0267	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106341170	NORTH VILLAGE	34	4031 CRANE COURT	2105-0268	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106341180	NORTH VILLAGE	35	4037 CRANE COURT	2105-0269	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106341190	NORTH VILLAGE	36	4043 CRANE COURT	2105-0270	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106341200	NORTH VILLAGE	37	4049 CRANE COURT	2105-0271	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106341210	NORTH VILLAGE	38	4055 CRANE COURT	2105-0272	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106341010	NORTH VILLAGE	39	4061 CRANE COURT	2105-0273	SINGLE FAMILY DWELLING	06/07/2021	ISSUED	2853sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138083270	BRIGHTON LANDING	698	730 HYDRANGEA DRIVE	2107-0037	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0138083280	BRIGHTON LANDING	699	724 HYDRANGEA DRIVE	2107-0039	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0138091050	BRIGHTON LANDING	708	725 HYDRANGEA DRIVE	2107-0040	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0123570010	THE RESERVE AT BROWNS V	1	4520 MCMURTRY LANE	2103-0026	SINGLE FAMILY DWELLING	03/19/2021	ISSUED	4037sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570020	THE RESERVE AT BROWNS V	2	4514 MCMURTRY LANE	2103-0029	SINGLE FAMILY DWELLING	03/19/2021	ISSUED	3168sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
	ROBERTS RANCH	14	852 BROADFORK CIRCLE	2107-0059	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	2354sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
	ROBERTS RANCH	15	858 BROADFORK CIRCLE	2107-0062	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH	
	ROBERTS RANCH	16	864 BROADFORK CIRCLE	2107-0063	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P. COV	
	ROBERTS RANCH	50	865 BROADFORK CIRCLE	2107-0064	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ P. Cov	
	ROBERTS RANCH	51	859 BROADFORK CIRCLE	2107-0065	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
	ROBERTS RANCH	52	853 BROADFORK CIRCLE	2107-0066	SINGLE FAMILY DWELLING	07/14/2021	ISSUED	2920sf SFD w/ATTACHED GARAGE - 5 BED/ 3.5 BATH	
0138121140	BRIGHTON LANDING	261	2012 SPIREA COURT	2105-0345	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138121130	BRIGHTON LANDING	262	2018 SPIREA COURT	2105-0346	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138131220	ROBERTS' RANCH	137	237 CASK DRIVE	2107-0093	SINGLE FAMILY DWELLING	07/15/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ CA RM	12/20/2021
0138131210	ROBERTS' RANCH	138	4000 BARREL COURT	2107-0094	SINGLE FAMILY DWELLING	07/15/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ CA RM	12/20/2021
0138131190	ROBERTS' RANCH	140	4012 BARREL COURT	2107-0096	SINGLE FAMILY DWELLING	07/15/2021	FINALED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ CA RM	01/06/2022

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0125481010	FARMSTEAD	1	346 FRUITVALE AVENUE	2103-0048	SINGLE FAMILY DWELLING	03/11/2021	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	12/22/2021
0125481020	FARMSTEAD	2	344 FRUITVALE AVENUE	2103-0049	SINGLE FAMILY DWELLING	03/11/2021	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	12/21/2021
0125481030	FARMSTEAD	3	342 FRUITVALE AVENUE	2103-0050	SINGLE FAMILY DWELLING	03/11/2021	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	12/21/2021
0125481040	FARMSTEAD	4	340 FRUITVALE AVENUE	2103-0051	SINGLE FAMILY DWELLING	03/11/2021	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	12/14/2021
0125481050	FARMSTEAD	5	338 FRUITVALE AVENUE	2103-0052	SINGLE FAMILY DWELLING	03/11/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/07/2021
0125484050	FARMSTEAD	127	819 FRUIT STAND CIRCLE	2103-0053	SINGLE FAMILY DWELLING	03/11/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	01/25/2022
0125484060	FARMSTEAD	128	813 FRUIT STAND CIRCLE	2103-0054	SINGLE FAMILY DWELLING	03/11/2021	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	01/18/2022
0125484070	FARMSTEAD	129	807 FRUIT STAND CIRCLE	2103-0055	SINGLE FAMILY DWELLING	03/11/2021	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/27/2021
0125484080	FARMSTEAD	130	801 FRUIT STAND CIRCLE	2103-0056	SINGLE FAMILY DWELLING	03/11/2021	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	12/27/2021
0138121040	BRIGHTON LANDING	271	2019 SPIREA COURT	2105-0347	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT RM.	
0138121030	BRIGHTON LANDING	272	2013 SPIREA COURT	2105-0348	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138121120	BRIGHTON LANDING	263	2024 SPIREA COURT	2105-0352	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT RM.	
0138121110	BRIGHTON LANDING	264	2030 SPIREA COURT	2105-0354	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138121060	BRIGHTON LANDING	269	2031 SPIREA COURT	2105-0355	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138121050	BRIGHTON LANDING	270	2025 SPIREA COURT	2105-0356	SINGLE FAMILY DWELLING	06/10/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138101190	BRIGHTON LANDING	50	873 COSMOS DRIVE	2107-0392	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0123570040	THE RESERVE AT BROWNS VALLEY	4	313 PRESERVE LANE	2107-0217	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	4337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ CA RM	
0123570050	THE RESERVE AT BROWNS VALLEY	5	319 PRESERVE LANE	2107-0218	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	3168sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0123570060	THE RESERVE AT BROWNS VALLEY	6	325 PRESERVE LANE	2107-0219	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	4337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ CA RM	
0123570070	THE RESERVE AT BROWNS VALLEY	7	331 PRESERVE LANE	2107-0220	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	3837sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570080	THE RESERVE AT BROWNS VALLEY	8	337 PRESERVE LANE	2107-0233	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	4337sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ CA RM	
0123570090	THE RESERVE AT BROWNS VALLEY	9	343 PRESERVE LANE	2107-0234	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	3168sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0123570100	THE RESERVE AT BROWNS VALLEY	10	349 PRESERVE LANE	2107-0235	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	3857sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570110	THE RESERVE AT BROWNS VALLEY	11	355 PRESERVE LANE	2107-0236	SINGLE FAMILY DWELLING	08/05/2021	ISSUED	2678sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ CA RM	
0137221030	PARKSIDE GREEN	3	713 BLAKE ROAD	2103-0090	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2007sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	10/25/2021
0137223010	PARKSIDE GREEN	18	801 MAXWELL ROAD	2103-0091	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2577sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	11/12/2021
0137223040	PARKSIDE GREEN	21	819 MAXWELL ROAD	2103-0092	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2577sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	11/24/2021
0137223070	PARKSIDE GREEN	24	5012 WINTHROP COURT	2103-0093	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2921sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	10/27/2021

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0137223080	PARKSIDE GREEN	25	5018 WINTHROP COURT	2103-0094	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2290sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ P. COV	11/15/2021
0137171120	VANDEN ESTATES	34	321 ROCKLIN ROAD	2103-0112	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2323sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	12/29/2021
0137171110	VANDEN ESTATES	35	317 ROCKLIN ROAD	2103-0113	SINGLE FAMILY DWELLING	03/23/2021	ISSUED	3452sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0137174010	VANDEN ESTATES	69	101 TITUS WAY	2103-0114	SINGLE FAMILY DWELLING	03/23/2021	FINALED	2662sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ P. COV	01/12/2022
0138101180	BRIGHTON LANDING	51	869 COSMOS DRIVE	2107-0393	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138101170	BRIGHTON LANDING	52	865 COSMOS DRIVE	2107-0394	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138101160	BRIGHTON LANDING	53	861 COSMOS DRIVE	2107-0395	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138121100	BRIGHTON LANDING	265	2036 SPIREA COURT	2107-0266	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138121090	BRIGHTON LANDING	266	2042 SPIREA COURT	2107-0267	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138121080	BRIGHTON LANDING	267	2043 SPIREA COURT	2107-0268	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138121070	BRIGHTON LANDING	268	2037 SPIREA COURT	2107-0269	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138091010	BRIGHTON LANDING	704	701 HYDRANGEA DRIVE	2107-0275	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2216sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0138091020	BRIGHTON LANDING	705	707 HYDRANGEA DRIVE	2107-0276	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138091030	BRIGHTON LANDING	706	713 HYDRANGEA DRIVE	2107-0277	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2970sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH w/ OUT. RM	
0138091040	BRIGHTON LANDING	707	719 HYDRANGEA DRIVE	2107-0278	SINGLE FAMILY DWELLING	07/23/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0130161170	CAUGHY ADDITION TO VACA	144	260 PEACH TREE AVE #B	2109-0073	ACCESSORY DWELLING UNIT DETACHED	10/12/2021	ISSUED	1,200 sf DETACHED ADU W/ 468 sf GARAGE - 3 BED/ 2 BATH	
0138083080	BRIGHTON LANDING	679	643 PERIWINKLE DRIVE	2103-0161	SINGLE FAMILY DWELLING	03/19/2021	FINALED	2648sf SFD WITH ATTACHED GARAGE - 5 BED/ 4 BATH w/ OUT. RM	11/02/2021
0138083090	BRIGHTON LANDING	680	649 PERIWINKLE DRIVE	2103-0163	SINGLE FAMILY DWELLING	03/19/2021	FINALED	1959sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	11/09/2021
0138083100	BRIGHTON LANDING	681	655 PERIWINKLE DRIVE	2103-0164	SINGLE FAMILY DWELLING	03/19/2021	FINALED	2648sf SFD WITH ATTACHED GARAGE - 5 BED/ 4 BATH	11/22/2021
0131020110			220 AEGEAN WAY	2103-0185	MULTI-FAMILY SENIOR BUILDING	06/10/2021	ISSUED	BLDG 1: 3-STORY, 33 UNIT APT. BLDG	
0131020110			220 AEGEAN WAY	2103-0186	MULTI-FAMILY SENIOR BUILDING	06/10/2021	ISSUED	BLDG 2: 3-STORY 27 UNIT APT. BLDG w/ 3800sf ATTACHED REC BLD	
0138131170	ROBERTS' RANCH	142	4024 BARREL CT	2109-0157	SINGLE FAMILY DWELLING	09/23/2021	ISSUED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ CA RM	
0125481320	FARMSTEAD	44	920 FRUIT STAND CIR	2109-0197	SINGLE FAMILY DWELLING	09/21/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481330	FARMSTEAD	45	926 FRUIT STAND CIR	2109-0198	SINGLE FAMILY DWELLING	09/21/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481340	FARMSTEAD	46	932 FRUIT STAND CIR	2109-0199	SINGLE FAMILY DWELLING	09/21/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125484130	FARMSTEAD	119	939 FRUIT STAND CIR	2109-0200	SINGLE FAMILY DWELLING	09/21/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0134541040	CALIFORNIA SPRINGS	43	609 CHRISTINE DR	2109-0231	ACCESSORY DWELLING UNIT ATTACHED	10/18/2021	ISSUED	CONVERT GARAGE INTO 420sf ATTACHED ADU - STUDIO W/ BATH	
0134222220	GREEN TREE	033	18	613 YEW CT #B	2109-0277	2109-0277	ISSUED	600sf DETACHED ADU PER PLAN - 1 BED/ 1 BATH	

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0138146010	ROBERTS' RANCH	11	834 BROADFORK CIR	2110-0221	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	2354sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
0138154050	ROBERTS' RANCH	12	840 BROADFORK CIR	2110-0223	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ Ext P. Cov	
0138154040	ROBERTS' RANCH	13	846 BROADFORK CIR	2110-0224	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P. COV	
0138153070	ROBERTS' RANCH	53	847 BROADFORK CIR	2110-0225	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH w/ P. Cov	
0138153060	ROBERTS' RANCH	54	841 BROADFORK CIR	2110-0226	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
0138145120	ROBERTS' RANCH	55	835 BROADFORK CIR	2110-0227	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH	
0136542090	FOXWOOD 032B	6	1049 ZIRCON CT	2109-0319	ACCESSORY DWELLING UNIT DETACHED	11/10/2021	ISSUED	CONVERT 816sf GARAGE TO DETACHED ADU - 2 BED/ 1 BATH	
0135772230	ULATIS CREEK ESTATES	85	725 ARABIAN CIR	2109-0349	ACCESSORY DWELLING UNIT ATTACHED	10/19/2021	ISSUED	ATTACHED 604sf ADU - 1 BED/ 1 BATH	
0138101110	BRIGHTON LANDING	58	841 COSMOS DR	2110-0049	SINGLE FAMILY DWELLING	10/14/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138101100	BRIGHTON LANDING	59	837 COSMOS DR	2110-0050	SINGLE FAMILY DWELLING	10/14/2021	ISSUED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138101090	BRIGHTON LANDING	60	833 COSMOS DR	2110-0051	SINGLE FAMILY DWELLING	10/14/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138101080	BRIGHTON LANDING	61	829 COSMOS DR	2110-0052	SINGLE FAMILY DWELLING	10/14/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138101070	BRIGHTON LANDING	62	825 COSMOS DR	2110-0053	SINGLE FAMILY DWELLING	10/14/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138083290	BRIGHTON LANDING	700	718 HYDRANGEA DR	2108-0047	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0138091320	BRIGHTON LANDING	735	800 DAFFODIL DR	2108-0050	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2970sf SFD WITH ATTACHED GARAGE - 5 BED/ 3.5 BATH w/ OUT. RM	
0138092010	BRIGHTON LANDING	736	801 DAFFODIL DR	2108-0051	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ OUT. RM	
0138092320	BRIGHTON LANDING	767	900 DAY LILLY DR	2108-0052	SINGLE FAMILY DWELLING	08/11/2021	ISSUED	2429sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	
0125481350	FARMSTEAD	47	938 FRUIT STAND CIR	2110-0086	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481360	FARMSTEAD	48	944 FRUIT STAND CIR	2110-0087	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481370	FARMSTEAD	49	950 FRUIT STAND CIR	2110-0088	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125484090	FARMSTEAD	115	963 FRUIT STAND CIR	2110-0089	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125484100	FARMSTEAD	116	957 FRUIT STAND CIR	2110-0090	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125484110	FARMSTEAD	117	951 FRUIT STAND CIR	2110-0091	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125484120	FARMSTEAD	118	945 FRUIT STAND CIR	2110-0092	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125484140	FARMSTEAD	120	933 FRUIT STAND CIR	2110-0093	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125484150	FARMSTEAD	121	927 FRUIT STAND CIR	2110-0094	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125484160	FARMSTEAD	122	921 FRUIT STAND CIR	2110-0095	SINGLE FAMILY DWELLING	10/12/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125481380	FARMSTEAD	50	618 FARMSTEAD DR	2112-0128	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	

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0125481390	FARMSTEAD	51	612 FARMSTEAD DR	2112-0130	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125491010	FARMSTEAD	52	606 FARMSTEAD DR	2112-0131	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125491020	FARMSTEAD	53	600 FARMSTEAD DR	2112-0132	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125492210	FARMSTEAD	94	601 FARMSTEAD DR	2112-0133	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125492220	FARMSTEAD	95	607 FARMSTEAD DR	2112-0134	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125482010	FARMSTEAD	96	613 FARMSTEAD DR	2112-0135	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125482020	FARMSTEAD	97	619 FARMSTEAD DR	2112-0136	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
0125483110	FARMSTEAD	107	791 APRICOT CIR	2112-0137	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125483120	FARMSTEAD	108	797 APRICOT CIR	2112-0138	SINGLE FAMILY DWELLING	12/16/2021	ISSUED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH	
	ROBERTS' RANCH	782	955 SORTER DR	2110-0325	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	3384sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	
	ROBERTS' RANCH	783	949 SORTER DR	2110-0326	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	2764sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH	
	ROBERTS' RANCH	784	943 SORTER DR	2110-0327	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	2464sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138131150	ROBERTS' RANCH	144	4037 BARREL CT	2110-0354	SINGLE FAMILY DWELLING	11/02/2021	ISSUED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ CA RM	
0138131140	ROBERTS' RANCH	145	4031 BARREL CT	2110-0356	SINGLE FAMILY DWELLING	11/02/2021	ISSUED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ CA RM	
0138131110	ROBERTS' RANCH	147	4019 BARREL CT	2110-0358	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ CA RM	
0106342020	NORTH VILLAGE	59	2042 SHRIKE CT	2112-0174	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106342030	NORTH VILLAGE	60	2036 SHRIKE CT	2112-0177	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	2853sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106342040	NORTH VILLAGE	61	2030 SHRIKE CT	2112-0178	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106342050	NORTH VILLAGE	62	2024 SHRIKE CT	2112-0179	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106342060	NORTH VILLAGE	63	2018 SHRIKE CT	2112-0180	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106342070	NORTH VILLAGE	64	2012 SHRIKE CT	2112-0181	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106342080	NORTH VILLAGE	65	2006 SHRIKE CT	2112-0182	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106342090	NORTH VILLAGE	66	2000 SHRIKE CT	2112-0183	SINGLE FAMILY DWELLING	12/29/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0138102070	BRIGHTON LANDING	4	812 COSMOS DR	2111-0051	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138102060	BRIGHTON LANDING	5	816 COSMOS DR	2111-0052	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138102050	BRIGHTON LANDING	6	7001 BERGENIA CT	2111-0053	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	2225sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0138102040	BRIGHTON LANDING	7	7007 BERGENIA CT	2111-0054	SINGLE FAMILY DWELLING	11/10/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138102100	BRIGHTON LANDING	1	800 COSMOS DR	2112-0215	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	

SITE_APN	SITE_SUBDIVISION	SITE_LOT_NO	SITE_ADDR	Permit Number	PERMITTYPE	ISSUED	STATUS	DESCRIPTION	FINALED
0138102010	BRIGHTON LANDING	10	7025 BERGENIA CT	2112-0216	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138105010	BRIGHTON LANDING	11	7012 BERGENIA CT	2112-0217	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138105020	BRIGHTON LANDING	12	7006 BERGENIA CT	2112-0218	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138105030	BRIGHTON LANDING	13	7000 BERGENIA CT	2112-0219	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ OUT. RM	
0138101060	BRIGHTON LANDING	63	821 COSMOS DR	2112-0220	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138101050	BRIGHTON LANDING	64	817 COSMOS DR	2112-0221	SINGLE FAMILY DWELLING	12/28/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138131090	ROBERTS' RANCH	149	4007 BARREL CT	2112-0263	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ CA RM	
0138131080	ROBERTS' RANCH	150	4001 BARREL CT	2112-0264	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	1835sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ CA RM	
0138131070	ROBERTS' RANCH	151	301 BARREL ST	2112-0265	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	2067sf SFD w/ATTACHED GARAGE - 3 BED/ 2.5 BATH w/ CA RM	
0138131060	ROBERTS' RANCH	152	307 BARREL ST	2112-0266	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	2215sf SFD w/ATTACHED GARAGE - 4 BED/ 2.5 BATH w/ CA RM	
0138146040	ROBERTS' RANCH	8	816 BROADFORK CIR	2112-0270	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH	
0138146030	ROBERTS' RANCH	9	822 BROADFORK CIR	2112-0271	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	2920sf SFD w/ATTACHED GARAGE - 5 BED/ 3.5 BATH	
0138146020	ROBERTS' RANCH	10	828 BROADFORK CIR	2112-0272	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
0138145110	ROBERTS' RANCH	56	829 BROADFORK CIR	2112-0273	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
0138145100	ROBERTS' RANCH	57	823 BROADFORK CIR	2112-0274	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	2354sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH	
0138145090	ROBERTS' RANCH	58	817 BROADFORK CIR	2112-0275	SINGLE FAMILY DWELLING	12/27/2021	ISSUED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH	
0138102090	BRIGHTON LANDING	2	804 COSMOS DR	2111-0244	SINGLE FAMILY DWELLING	12/01/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138102080		3	808 COSMOS DR	2111-0248	SINGLE FAMILY DWELLING	12/01/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138102030	BRIGHTON LANDING	8	7013 BERGENIA CT	2111-0249	SINGLE FAMILY DWELLING	12/01/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138102020	BRIGHTON LANDING	9	7019 BERGENIA CT	2111-0250	SINGLE FAMILY DWELLING	12/01/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106341020	NORTH VILLAGE	40	3054 MERLIN CT	2108-0248	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	2853sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106341030	NORTH VILLAGE	41	3048 MERLIN CT	2108-0249	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106341040	NORTH VILLAGE	42	3042 MERLIN CT	2108-0250	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106341050	NORTH VILLAGE	43	3036 MERLIN CT	2108-0251	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	
0106341060	NORTH VILLAGE	44	3030 MERLIN CT	2108-0252	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106342150	NORTH VILLAGE	55	3031 MERLIN CT	2108-0253	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0106342160	NORTH VILLAGE	56	3037 MERLIN CT	2108-0254	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH	
0106342170	NORTH VILLAGE	57	3043 MERLIN CT	2108-0255	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH	

SITE_APN	SITE_SUBDIVISION	SITE_LOT_NO	SITE_ADDR	Permit Number	PERMITTYPE	ISSUED	STATUS	DESCRIPTION	FINALED
0106342010	NORTH VILLAGE	58	3049 MERLIN CT	2108-0256	SINGLE FAMILY DWELLING	10/21/2021	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0125481230	FARMSTEAD	36	872 FRUIT STAND CIR	2108-0327	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481240	FARMSTEAD	37	878 FRUIT STAND CIR	2108-0328	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH	
0125481250	FARMSTEAD	38	884 FRUIT STAND CIR	2108-0329	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0125481310	FARMSTEAD	43	914 FRUIT STAND CIR	2108-0330	SINGLE FAMILY DWELLING	08/30/2021	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH	
0138101150	BRIGHTON LANDING	54	857 COSMOS DR	2108-0375	SINGLE FAMILY DWELLING	09/08/2021	ISSUED	2154sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138101140	BRIGHTON LANDING	55	853 COSMOS DR	2108-0376	SINGLE FAMILY DWELLING	09/08/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0138101130	BRIGHTON LANDING	56	849 COSMOS DR	2108-0377	SINGLE FAMILY DWELLING	09/08/2021	ISSUED	1547sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH	
0138101120	BRIGHTON LANDING	57	845 COSMOS DR	2108-0378	SINGLE FAMILY DWELLING	09/08/2021	ISSUED	2501sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH W/ OUT. RM	
0123570030	THE RESERVE AT BROWNS V	3	307 PRESERVE LN	2110-0195	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	3168sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0123570240	THE RESERVE AT BROWNS V	24	330 PRESERVE LN	2110-0196	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	2678sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ CA RM	
0123570250	THE RESERVE AT BROWNS V	25	324 PRESERVE LN	2110-0197	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	3168sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH	
0123570260	THE RESERVE AT BROWNS V	26	318 PRESERVE LN	2110-0198	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	2678sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ CA RM	
0123570270	THE RESERVE AT BROWNS V	27	312 PRESERVE LN	2110-0199	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	4037sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	
0123570280	THE RESERVE AT BROWNS V	28	306 PRESERVE LN	2110-0200	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	2678sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH w/ CA RM	
0123570290	THE RESERVE AT BROWNS V	29	300 PRESERVE LN	2110-0201	SINGLE FAMILY DWELLING	10/28/2021	ISSUED	4042sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH w/ CA RM	

Jurisdiction	Vacaville	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	287	20		14				27			61	226
	Non-Deed Restricted												
Low	Deed Restricted	134	46		24		3	10	1			118	16
	Non-Deed Restricted				2								
Moderate	Deed Restricted	173										564	
	Non-Deed Restricted		158	160	214			32					
Above Moderate	Non-Deed Restricted	490	212	177	63	205	378	636	521			2192	
Total RHNA		1084											
Total Units			436	337	317	205	381	678	581			2935	242

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

Jurisdiction	Vacaville	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Vacaville		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H. 1 – I 1 - Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	CD & HS	Ongoing	In 2018, a 39 unit new affordable apartment complex, Rocky Hill Veterans Housing was completed. 14 units are available to extremely low income households, 24 to low income households, and 1 is a manager's unit. The property is zoned RH (High Density Residential), which allows a maximum density of 24.0 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project also meets the housing needs of veterans - a special needs population identified by the Housing Element. Also in 2018 the City Council approved a Density Bonus request for The Pony Express Senior Affordable Housing development to increase the maximum allowable density from 24 du/ac to 33 du/ac, an approximately 37% increase from the maximum density. The application also included requests for exceptions to development standards for parking, fencing height and trash enclosure location. This project provides 59 units of rent restricted housing to seniors at or below 40% ami. 29 units are available to extremely low income seniors and 30 to 40% ami seniors. Construction commenced in July 2021 with an anticipated completion date of May 2023.
H. 1 – I 2 - Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	CMO & CD	Complete	On January 9, 2018, the City Council adopted Ordinance 1921 adopting a new Accessory Dwelling Unit (ADU) ordinance in accordance with State law. ADUs are permitted in all residential zone. On January 22, 2019, the City Council adopted Ordinance 1936 adopting new residential design requirements. The new ordinance encourages duplexes on corner lots to provide more affordable housing opportunities, and requires new residential projects to include at least one house plan that can accommodate an attached accessory dwelling unit.

<p>H. 1 – I 3 - Continue implementing the Economic Development Incentive Program which grants a 10 percent reduction in development impact fees for the first 100 residential permits issued under this program.</p>	<p>CMO & CD</p>	<p>Complete</p>	<p>This program was originally completed in 2015. However, the City Council extended the sunset date for single-family, multi-family and non-residential projects until December 31, 2016. This program deferred single-family residence building permit fee payments until the final building inspection for the project or 6 months from when the building permit was issued, whichever occurred first. It also deferred building permit fee payment until occupancy for multi-family dwelling units, or the occupancy of a non-residential development.</p>
<p>H. 1 – I 4 - Review and update the development impact fee structure for residential projects.</p>	<p>CMO & All Departments</p>	<p>In Progress</p>	<p>A development impact fee study (AB 1600) is nearing completion. As part of this study, the City will review and update development impact fees, and consider fee incentives for smaller homes.</p>
<p>H. 1 – I 5 - Assist affordable housing developers to construct 472 new housing units affordable to households with incomes below 80 percent of median, with 90 percent of these units being affordable at 60 percent or below median, and 6 of these units being affordable to families with incomes below 30 percent of median.</p>	<p>HS & CD</p>	<p>Ongoing</p>	<p>Kimme's Place Apartments were completed in 2016. The project included 10 rehabilitated units and 56 demo/newly constructed units with affordability levels at 30%, 50% and 60% of Area Median Income. In 2017 the City entered into a Disposition Development and Loan Agreement with Petaluma Ecumenical Properties (PEP Housing) to develop city property for affordable housing. The development is currently under construction to provide 60 senior apartments to be affordable at: 29 at 30% AMI and 30 at 40% AMI. In 2018 Rocky Hill Veterans apartments were completed that includes: 24 units @ 60% AMI and 14 units @ 30% AMI. In 2021, City Council approved an agreement with Eden Oak Grove Investors, LP to develop city-owned property. The development is proposed to include 60 units of senior affordable housing. Affordability levels are proposed at or below 50% AMI. In 2020, City Council approved an Exclusive Negotiating Rights Agreement with CFY Development, Inc. to develop city-owned property as a mixed income affordable housing project. The development is planned for 135 units at or below 80% AMI. The City Council will consider an Agreement in early 2022. In 2020, City Council approved an Exclusive Negotiating Rights Agreement with Habitat for Humanity to develop affordable homeownership housing on City-owned property. The development is planned for a 14 unit residential subdivision comprised of 9 single-family homes and 5 accessory dwelling units. The 9 single-family homes will be sold to households earning at or less than 80% AMI. The City Council will consider a Disposition, Development and Loan Agreement in early 2022.</p>
<p>H. 1 – I 6 - Give priority to special needs housing and residential care facilities by allowing for reduced processing time and streamlined procedures for special needs housing land use applications.</p>	<p>CD</p>	<p>Ongoing</p>	<p>This action will be implemented on a case-by-case basis.</p>

<p>H. 1 – I 7 - Encourage preferential handling of special needs populations, such as domestic violence cases, youth aging out of foster care, the developmentally disabled, single parents, etc., in the management plans and regulatory agreements of funded projects.</p>	<p>HS & CD</p>	<p>In Progress</p>	<p>The Rocky Hill Veterans apartments completed construction December 2018. The project is subject to a regulatory agreement restricting 29 units to be rented to and occupied by Veterans. The project also has 11 committed Project-Based VASH vouchers requiring 11 units to be rented to chronically homeless Veterans. The Pony Express apartments is subject to a regulatory agreement which requires occupancy by Seniors which can include disabled Seniors and/or Seniors experiencing homelessness. Pony Express is currently under construction. The City is continuing to negotiate with developers seeking funding from state programs that may target special needs populations to develop affordable housing and permanent supportive housing.</p>
<p>H. 1 – I 8 - Consider adopting a Universal Design ordinance incentivizing accessible design features in new residential development to support visitability, which allows people with limited mobility to stay integrated with the community.</p>	<p>CD</p>	<p>Unspecified</p>	<p>The City is currently updating the Land Use and Development Code to improve and modernize development requirements to better serve the needs of Vacaville residents and businesses. The Code Update is expected to be completed in early 2022.</p>
<p>H. 1 – I 9 - Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis Air Force Base.</p>	<p>CD, HS, & CMO</p>	<p>Ongoing</p>	<p>An 8.4 acre property at Vanden Road was donated to the City for development of military housing. The City will continue to work on developing the property.</p>
<p>H. 1 – I 10 - Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.</p>	<p>CD</p>	<p>Ongoing</p>	<p>Chapter 14.09.106 of the Land Use and Development Code continues to permit Residential Overlay districts within commercially zoned lands. If the project is composed of residential units only, the development must be constructed to medium or high density residential densities. On December 11, 2018, the City Council adopted Ordinance 1933 amending the zoning map from General Commercial to General Commercial with a Residential Overlay for the Pony Express Senior Housing Project located at 220 Aegean Way (APN 131-020-110).</p>
<p>H. 1 – I 11 - Work with private and non-profit developers to target subsidies and programs to expand the supply of three-bedroom apartments to provide affordable multi-family housing for large families and young adult households.</p>	<p>HS & CD</p>	<p>Ongoing</p>	<p>In 2018 the Rocky Hill Veterans Apartments were completed. The apartments include 39 affordable units of new construction preferenced for Veterans and Veteran families. The unit mix contains 1-bedroom, 3-bedroom and 4-bedroom units. The City continues to seek programs and work with developers to increase the supply of three- and four-bedroom units.</p>
<p>H. 1 – I 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.</p>	<p>CD & HS</p>	<p>Ongoing</p>	<p>The City will implement new State law (SB 166) regarding no net loss housing development capacity requirements.</p>

H. 1 – I 13 - Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to allow up to 65 dwelling units per acre within the Urban High Density (RUHD) Residential Overlay District.	CD, HS, & CMO	Complete	On June 14, 2016, the City Council approved Resolution No. 1897 increasing the allowable density of the Opportunity Hill Area to 65 units per acre. The Downtown Specific Plan, adopted on February 8th, also increases the permitted density without downtown vacaville.
H. 1 – I 14 - Consider an amendment to the Land Use and Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.	CD	Complete	On January 22, 2019, the City Council adopted Ordinance 1936 adopting new residential design requirements. The new ordinance 1) encourages duplexes on corner lots to provide more affordable housing opportunities, 2) relaxes lot coverage and setbacks requirements to support development on small lots, and 3) requires each new residential project to include at least 1 house plan that can accommodate an attached accessory dwelling unit. The City is currently in the process of adopting an updated Land Use and Development Code, which permits duplexes in all single family residential zoning districts pursuant to SB 9 (2022).
H. 1 – I 15 - High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	CD	Complete	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the permitted density range for the High Density Residential land use designation was amended to 20.1 to 24 units per acre.
H. 1 – I 16 - Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	CD, HS, & CMO	Ongoing	In March 2019, the City Council adopted Ordinance 1940 to amend the Vacaville Municipal Code related to density bonuses based on the CA legislature amending the state density bonus law several times since the adoption of the City's density's bonus chapter. The City continues to monitor changes in State law. Seventeen housing bills were approved and went into effect in 2020. Staff is currently reviewing the legislation to ensure that City ordinances are consistent with State law. On February 25, 2020, the City Council adopted Ordinance 2020-032, amending Chapter 14.09.122 Accessory Dwelling Units, of the Land Use and Development Code, and amended the City's development impact fees to demonstrate compliance with 2020 accessory dwelling unit law.
H. 1 – I 17 - Implement California energy conservation standards.	CD	Ongoing	The Community Development Building Department continues to enforce energy conservation standards as part of the permitting process for all residential projects. As part of the General Plan Update process, the City adopted a climate action plan that includes policies addressing energy conservation.
H. 1 – I 18 - Implement the California Green Building Standards Building Code.	CD	Ongoing	The City continues to implement the California Green Building Code.

H. 1 – I 19 - Encourage energy-conserving development patterns.	CD & PW	Ongoing	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures including Measure LU-3 which states: Require that new neighborhoods be based on traditional residential development patterns (i.e. interconnected streets or a grid pattern) in a variety of densities with a pedestrian-friendly network of streets and parks, unless prohibited by topographical conditions or other site specific constraints.
H. 1 – I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.	CD & PW	Ongoing	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures that address reducing energy consumption through landscaping, orientation and configuration of building, and other factors affecting energy use.
H. 1 – I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	CD	Ongoing	The Land Use and Development Code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house
H. 1 – I 22 - The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	CD	Ongoing	During the review of development entitlements for proposed residential projects affordable to very-low and low income households, the Community Development Department, in conjunction with the Utilities Department, will evaluate wastewater treatment capacity and water allocations required to serve the project and give priority for allocations except where capacity has already been granted to other approved projects. There are no known treatment capacity or water allocation shortfalls which would impede residential development during the timeframe of this Housing Element.
H. 1 – I 23 - The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.	CD & CMO	Completed	In November 2018, Bay Area Urban Economics prepared an apartment feasibility analysis to determine whether the City's CFD fees constrained the development of multi-family development. The analysis concluded the City's CFD fee had a minimum impact on the financial feasibility of apartment construction. The price of land was determined to be the biggest constraint for multi-family housing.
Rehabilitation and Conservation	.	.	.
H. 2 – I 1 - Continue to enforce housing affordability agreements between the owners and the City.	HS	Ongoing	The City monitors all properties under affordability agreements between owners and the City in order to ensure that projects are in compliance. Currently the City loan portfolio consists of 159 loans covering 988 multi-family and 111 single family units. Loans were used for: construction or acquisition and rehabilitation of affordable multifamily housing; owner occupied rehabilitation; and first time homebuyer assistance that include affordability agreements. These affordability agreements are monitored annually and enforced as needed.

<p>H. 2 – I 2 - Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City continues to operate below-market rate loans for housing occupied by lower-income owners and renters as funding is available. During 2019, three HOME First-Time Homebuyer Down Payment Assistance first-time homebuyer loans were funded. In addition, negotiations for affordable apartment developments occurred and include discussion of potential City loans to the developments. In November 2020, the City was awarded \$500,000 from the State Department of Housing and Community Development for a HOME First-Time Homebuyer program. The funding has been delayed from HCD and is anticipated to be available in Spring 2022 to aid new homebuyers with down payment assistance.</p>
<p>H. 2 – I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The Vacaville Housing Authority (VHA) is currently allocated 1,366 Section 8 Housing Choice Vouchers that include: 50 Family Unification Program (FUP) Vouchers awarded in 2011; 41 Veterans Affairs Supportive Housing (VASH) Vouchers awarded in 2015, 2017, 2018 and 2020; 101 Mainstream Program (MS5) Vouchers awarded in 2019 and 2020; and 31 Emergency Housing Vouchers awarded in 2021.</p>
<p>H. 2 – I 4 - Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.</p>	<p>FD</p>	<p>Ongoing</p>	<p>In 2021, Code Enforcement responded to 1,377 violation cases. These cases included: 10 animal related cases, 2 cannabis related cases, 62 graffiti related cases, 165 obstruction in the public right-of-way cases, 19 site obstruction cases, 330 property maintenance cases, 94 vehicle boat trailer cases, 621weed abatement cases, 48 planning/zoning cases, and 11cases identified as "other."</p>
<p>H. 2 – I 5 - Continue to enforce and update the Condominium Conversion Ordinance.</p>	<p>CD & HS</p>	<p>Ongoing</p>	<p>The Condominium Conversion ordinance prevents the conversion of senior apartments if the senior restricted apartment vacancy rate is below 3 percent.</p>
<p>H. 2 – I 6 - Assist in maintaining the affordability of units produced through federal and State programs by working with appropriate organizations to identify units, which may convert to market- rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City tracks affordable units produced through federal and State programs and actively seeks to provide assistance to maintain affordability for potentially expiring contracts. In 2020, Vaca Gables Apartments, a 65 unit affordable housing property was set to expire. Staff negotiated with the new owners to extend the existing City loan and affordability restriction while the owner seeks state tax credit and/or other funding to rehabilitate the property at which time the City affordability restriction will be extended an additional 55 years. In 2021, the City Council approved a new ownership entity, property management company, and accepted pay off of modified debt owned to the City as well as the sale of city-owned land to support the preservation of 134 affordable units at Lincoln Corner Apartments and 65 affordable units at Vacaville Meadows Apartments.</p>

<p>H. 2 – I 7 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.</p>	<p>HS</p>	<p>Ongoing</p>	<p>In 2018 the Rocky Hill Veterans Apartments were completed, which includes 14 units below 30% AMI. As a portion of the financing, the Vacaville Housing Authority applied and was awarded by the Department of Housing and Urban Development (HUD) 11 Veterans Affairs Supportive Housing (VASH) Housing Choice Vouchers for the Rocky Hill Project to serve chronically homeless Veterans at 15% AMI. Other funding sources to support units below 30% AMI for this property were State Veterans Housing and Homeless Prevention (VHHP) program funds. Pony Express apartments, currently under construction, will provide 29 units to extremely low income seniors. Pony Express apartments is support with federal Project Based Housing Choice Vouchers. In 2021, City Council approved an agreement with Eden Oak Grove Investors, LP to develop city-owned property for 60 units of senior affordable housing. It is currently planned that some units will be available to extremely low income seniors. The City continues to negotiate with developers seeking funding from state and federal sources for affordable housing including units for extremely low income households.</p>
<p>H. 2 – I 8 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The City is a recipient of entitlement dollars from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. These funds are awarded annually with the goal to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. In 2020, the City received a total of \$821,286 in CDBG CARES funding to prevent, prepare for, and respond to the COVID-19 pandemic. The City also received \$541,748 for the 2021-2022 program year.</p>
<p>H. 2 – I 9 - Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.</p>	<p>HS</p>	<p>Complete</p>	<p>All properties purchased by the former Redevelopment Agency on Callen and Bennett Hill Court were transferred for the rehabilitation and new construction of 130 units of affordable housing. In December 2016, occupancy was stabilized and permanent financing closed escrow. This project is complete.</p>
<p>Housing Support Services</p>	<p>.</p>	<p>.</p>	<p>.</p>
<p>H. 3 – I 1 - Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The 2020 update of the Analysis of Impediments to Fair Housing identifies impediments in the City to fair housing and provides actions taken by the City to affirmatively further fair housing opportunities and strategizes future actions to ensure fair housing issues are addressed. Progress with implementing actions will be reported to HUD annually in the City's Consolidated Plan/Annual Action Plan and in the City's Consolidated Annual Performance and Evaluation Report (CAPER).</p>

H. 3 – I 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.	HS	Ongoing	The City serves as program administrator and fiscal agent for CAP Solano, JPA, overseeing various private, state, and federal grant programs that provide funding to non-profit agencies and other entities serving the homeless throughout Solano County. Staff continuously provide technical and other support to service providers who are allocated funding. In late 2020 - early 2021 the City partnered with a local non-profit, Vacaville Solano Services Corporation, to temporarily use city property and facility for a winter sheltering program serving the homeless.
H. 3 – I 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	PD	Ongoing	When funding is available, the Vacaville Police Department's Family Resource Center works in collaboration with the Vacaville Community Welfare Association to provide one-time assistance with emergency vouchers for food, gas, and prescriptions.
H. 3 – I 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	HS	Ongoing	The Vacaville Housing Authority (VHA) is allocated 1,366 Section 8 Housing Choice Vouchers that includes: 50 Family Unification Program (FUP) Vouchers awarded in 2011; 41 Veterans Affairs Supportive Housing (VASH) Vouchers awarded in 2015, 2017, 2018 and 2020; 101 Mainstream Program (MS5) Vouchers awarded in 2019 and 2020; and 31 Emergency Housing Vouchers awarded in 2021. The City has taken the role as program administrator for CAP Solano, JPA, overseeing various private, state and federal grant programs that provide funding to non-profit agencies and other entities serving the homeless and those at risk of homelessness throughout Solano County, including Vacaville. Many of these programs include short to medium term rental assistance and rapid-rehousing.
H. 3 – I 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	HS	Ongoing	During 2019, three HOME First-Time Homebuyer Down Payment Assistance first-time homebuyer loans were funded. In November 2020, the City was awarded \$500,000 from the Department of Housing and Community Development (State) for a HOME First-Time Homebuyer program. The funding has been delayed by HCD and should be available in Spring 2022 to aid new homebuyers with down payment assistance.
H. 3 – I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.	HS	Ongoing	In 2020, the City was awarded \$500,000 through the HOME program for First Time Homebuyer Loans for low-income individuals and families. The funding has been delayed from HCD and is anticipated to be available in Spring 2022 to aid new homebuyers with down payment assistance. The Vacaville Housing Counseling Center (VHCC) is a HUD certified Housing Counseling Agency. Housing Counseling services include: homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client. During the 2021 calendar year, VHCC was limited by COVID-19 and was unable to offer workshops; however, was able to served 28 clients with one-to-one counseling.
H. 3 – I 7 - Continue to implement the relocation plan for households displaced as a result of local public action.	HS	Ongoing	There have been no households displaced as a result of local public action.

<p>H. 3 – I 8 - As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.</p>	<p>HS</p>	<p>Ongoing</p>	<p>In 2018, the Rocky Hill Veterans Apartments were completed. The project includes on-site supportive services including: case management, job training, financial assistance classes, among other related courses targeted to meet the needs of all residents including the chronically homeless. Pony Express Senior Apartments, currently under construction, will include supportive services and an on-site services coordinator. In 2021, City Council approved an agreement with Eden Oak Grove Investors, LP to develop senior affordable housing on city-owned property. The development will include supportive services catered to the needs of the senior residents which may also include seniors with disabilities.</p>
<p>H. 3 – I 9 - Continue to provide housing counseling assistance to residents to help preserve homeownership.</p>	<p>HS</p>	<p>Ongoing</p>	<p>The Vacaville Housing Counseling Center (VHCC) is a HUD certified Housing Counseling Agency. Housing Counseling services include: homebuyer education training and pre-purchase counseling to potential first-time and other homebuyers, non-delinquency post-purchase homeownership counseling for improving mortgage terms, workshops that provide a specialized curriculum in the areas of budget and credit and housing resources, and individual budget and credit counseling. Services are provided in both English and Spanish and are provided at no charge to the client. During the 2021 calendar year, VHCC was limited by COVID-19 and was unable to offer workshops; however, was able to serve 28 clients with one-to-one counseling.</p>
<p>H. 3 – I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.</p>	<p>FD</p>	<p>Ongoing</p>	<p>In 2021, Code Enforcement responded to 1,377 violation cases. These cases included: 10 animal related cases, 2 cannabis related cases, 62 graffiti related cases, 165 obstruction in the public right-of-way cases, 19 site obstruction cases, 330 property maintenance cases, 94 vehicle boat trailer cases, 62 weed abatement cases, 48 planning/zoning cases, and 11 cases identified as "other."</p>
<p>H. 3 – I 11 - Continue to address the needs of local military personnel and their families.</p>	<p>HS & CD</p>	<p>Ongoing</p>	<p>An 8.4 acre property at Vanden Road was donated to the City for development of military housing. The City will continue to work on developing the property.</p>
<p>H. 3 – I 12 - Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.</p>	<p>CS & CMO</p>	<p>Ongoing</p>	<p>Several City facilities are cooling and heating centers during times of extreme weather. Several City facilities can also operate as emergency shelters during catastrophic events such as wildfires.</p>

H. 3 – I 13 - Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.	HS	Ongoing	A City representative currently serves on the CAP Solano Board and is the elected Secretary. The City is the Fiscal Agent and Program Grant Administrator for CAP Solano. A City representative also sits on the Continuum of Care Board, CAP Solano JPA Tripartite Advisory Board, and participate on various sub-committees.
H. 3 – I 14 - Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a “Housing First” or similar type program.	PD, HS, CMO	Ongoing	The Rocky Hill Veterans Apartments, as a recipient of Veterans Affairs Supportive Housing Vouchers, is a Housing First property. Local faith-based organizations developed a "Navigator" program, There's a Better Way, to engage homeless persons and assist in identifying appropriate housing and other resources. The City Police Department Community Response Unit collaborates with Navigators as well as the Coordinated Entry System currently operating as Resource Connect Solano.
H. 3 – I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.	PD, HS, CMO	Ongoing	The Ad-Hoc Homeless Task Force was reunited as the Homeless Roundtable. The meetings are facilitated by the City of Vacaville Police Chief. The Homeless Roundtable is currently suspended due to the limitations of COVID-19 and other priority policing matters. The Vacaville Police Department has continued to collaborate with Homeless Roundtable members as appropriate through the Police Department Community Response Unit.
H. 3 – I 16 - Continue to implement the City's Crime free multi-family program.	PD, HS, CMO	Ongoing	The Crime-Free Multi-Family Housing Program is a voluntary partnership between the Vacaville Police Department and local property managers/owners and residents with the goal of promoting safe, crime-free environments for residents. As part of this program, the Vacaville Police Department provides background check information to property managers/owners for their review when considering a rental application. Each property manager/owner determines their own tenancy requirements.
H. 3 – I 17 - Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.	HS	Ongoing	The City supports organizations, such as the Vacaville Neighborhood Boys and Girls Club , The Leaven and Child Start with space and/or funding to provide after school programs for children in low-income neighborhoods.
Program Evaluation	.	.	.
H. 4 – I 1 - Regularly compile and analyze data relevant to housing need and affordability.	HS & CD	Ongoing	The Department of Housing Services conducts a vacancy and rent survey on market, below-market, and senior multi-family housing units within the City. In 2021, the City initiated a Comprehensive Housing Strategy. The Strategy will be completed in Spring 2022 and will assess housing needs and provide strategies to implement that will encourage development of a variety of housing types, including affordable housing.
H. 4 – I 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.	HS & CD	Ongoing	Through the Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant program, the City evaluates progress in meeting goals for affordable housing and improvements to areas identified as low- and moderate- income.

<p>H. 4 – I 3 - Include an analysis of the City's medium density (RMD), high density (RHD), and urban high density residential (RUHD) vacant land inventory in the Annual Status of the General Plan report.</p>	<p>HS & CD</p>	<p>Ongoing</p>	<p>The 2021 Annual Housing Inventory Analysis is attached to this report as Attachment 3.</p>
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Jurisdiction	Vacaville
Reporting Year	2021 (Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
	Income Level	Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	59
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	
Above Moderate		521
Total Units		581

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	131
Total Housing Units Approved:	160
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Vacaville	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) <i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ 300,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement	Task Status	Other Funding	Notes
Project Initiation	\$ 15,750.00		In Progress		
Housing Analysis	\$ 50,000.00		In Progress		
Preparation	\$ 42,000.00		In Progress		
Adoption/Environ. Clearance	\$ 49,000.00		Other (Please Specify in Notes)		Not Initiated Yet
State Review and Certification	\$ 10,000.00		Other (Please Specify in Notes)		Not Initiated Yet
Rezoning Properties CEQA	\$ 20,000.00		Other (Please Specify in Notes)		Not Initiated Yet
Rezoning Properties for RHNA	\$ 20,000.00		Other (Please Specify in Notes)		Not Initiated Yet
Implementation	\$ 50,000.00		Other (Please Specify in Notes)		Not Initiated Yet
Supportive Housing Rezoning	\$ 5,000.00		Other (Please Specify in Notes)		Not Initiated Yet
Infrastructure Analysis	\$ 25,000.00		Other (Please Specify in Notes)		Not Initiated Yet
Housing Strategy Document	\$ 13,250.00		In Progress		

Attachment 1c

City of Vacaville
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Action Number	City Department(s)	Time Frame	Performance Tracking
Transportation and Land Use			
T/LU-1 - Continue Telecommuting. Telecommuting has rapidly grown as virtual collaboration software has improved, and drastically increased as a result of physical distancing requirements during the COVID-19 pandemic. This action is largely dependent on the action of employers and employees; however, City staff will work with large employers to track their telecommuting programs when they are not mandated by physical distance requirements. The City will be successful if half of eligible employees telecommute three days a week. The City will work to offer a similar program for City employees who are able to perform their job functions from home.	PW	To Be Determined	Self-reporting of telecommuting programs from large employers.
T/LU-2 - Improve capacity for Electric Vehicles. EVs have become more popular as the technology and reliability has improved, including the addition of electric minivans and pick-up trucks. While purchasing an EV is a personal choice, the City can ensure that chargers are available in multifamily housing, retail areas, and offices to encourage the purchase of EVs and the choice to use a household EV instead of a conventional vehicle if a charger is available at a destination. The City will implement this strategy by requiring that all new multifamily, retail, and office developments provide 15% of required parking spaces as EV ready and 15% of required parking spaces with EV chargers. This standard will also be required for new City managed parking lots. The City will also explore the feasibility of adding charging facilities to City facilities. The cost of charging must be priced to provide energy and maintain the chargers. The City will be successful in implementing this strategy if 40% of cars registered in Vacaville are EVs. These standards may be adjusted if demand for EV charging increases.	PW	To Be Determined	Number of EVs registered in Vacaville.

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Action Number	City Department(s)	Time Frame	Performance Tracking
<p>T/LU-3 - Implement Transportation Demand Management for New Development. New projects that are subject to CEQA review will be required to develop and implement transportation demand management programs. Transportation demand management programs are used widely throughout California to reduce the number of trips taken by single occupancy vehicles. New residential, office, retail, and industrial developments will be held to similar standards. Residential developments will separate parking from leases and charge for off-street parking. To discourage parking spill over, the City will also establish paid on-street and permit parking. Lease holders will also provide transit subsidies and carpool incentives to employees. The City will improve transit projects to encourage people to switch trips to transit. Retail, office, and industrial projects will also offer employees cash out programs, where they can receive the cost of their parking spot in cash if they choose not to use it; a 50% transit subsidy; and a \$100 per month carpool incentive. The City will be successful if they confirm with the leaseholders that these strategies are being continually implemented.</p>	<p>PW & CD</p>	<p>To Be Determined</p>	<p>Density of dwelling units and jobs within a ¼ mile of a high-quality transit stop compared to existing general plan</p>
<p>T/LU-4 - Implement Transportation Demand Management for Existing Development. Businesses in Vacaville with more than 15 employees will be required to offer cash out and commute market reductions. Existing businesses will also benefit from the transit improvements outlined for new development, as they will occur citywide. The City will verify compliance as employers renew their business licenses.</p>	<p>PW</p>	<p>To Be Determined</p>	<p>Ongoing TDM compliance. Self reporting enforced through the business license process.</p>
<p>T/LU-5 - Improve Bus Electrification. Ensuring that the City does what it can to reduce carbon emissions related to heavy trucks and buses is important because these large automobiles are the least efficient of all vehicle types. Buses generally have a lifespan of 12 years; therefore, over the next 15 years, it can be assumed that all buses will be replaced. The City will be successful if all urban buses are replaced with electric buses by 2035. This is slightly faster than the State requirements for an all-electric fleet by 2040 (CARB 2018b). Taking bus electrification GHG reductions here is appropriate because bus electrification was not included in the ABAU transportation inventory as it was not present within the EMFAC model used.</p>	<p>PW</p>	<p>To Be Determined</p>	<p>Vacaville City Coach and School buses Replaced</p>

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Action Number	City Department(s)	Time Frame	Performance Tracking
<p>T/LU-6 -Improve the City Fleet. The City will inventory publicly owned vehicles and equipment and identify vehicles that will be phased out before 2030 and can be replaced with more fuel-efficient models. City staff will develop fuel economy standards for each type of vehicle, including all electric were appropriate. Emissions from the City fleet were not calculated separately, therefore, there is no quantified GHG reduction included as part of this strategy. The City could calculate savings annually by comparing the City fleet to the EMFAC assumptions for that same year.</p>	PW	To Be Determined	City fleet improvement compared to EMFAC.
<p>T/LU-7 - Increase Land Use Diversification. Reducing car trips, by providing uses within safe walking and biking distance is an important reduction strategy and improves the quality of life for residents. This can be achieved by creating mixed neighborhoods where daily activities, such as parks, schools, and grocery stores are within a quarter mile of residences. Such land use strategies are often coupled with increasing density to maximize the number of people who have access to these uses. The City will explore increasing density and allowing for a diverse mix of uses and the resulting decrease in emissions will be documented on a project by project basis.</p>	CD	To Be Determined	Land use mix compared to existing General Plan.
<p>T/LU-8 - Transit Oriented Development. By placing development near high quality transit,3 people are more likely to use transit to get to and from the development. Implementing traffic calming to ensure people feel safe walking and biking as well as discouraging excessive parking can support transit-oriented development. Additionally, providing affordable housing in TOD developments increases the likelihood that residents will increase the percentage of residents using transit for everyday errands and commutes as low-income households are less likely to own multiple cars. Providing affordable housing near transit also increases its natural affordability by reducing parking cost, and household expenditures on gas, car maintenance, and car payments. The City will explore increasing the number of homes and jobs within a quarter mile of high-quality transit and calculate the reduction on a project by project basis.</p>	CD	To Be Determined	Density of dwelling units and jobs within a ¼ mile of a high-quality transit stop compared to existing General Plan.

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Action Number	City Department(s)	Time Frame	Performance Tracking
Energy			
E-1 - Become a Marin Clean Energy Member Community. PG&E is increasing its share of renewable energy and resulting GHG emissions to carbon neutral by 2045; however, in the interim years, joining a community choice energy provider can provide cleaner energy before 2035 to meet interim State targets. Marin Clean Energy (MCE) is a local community choice energy provider that offers customers 60% and 100% renewable options for energy consumption. The 60% renewable option is competitive in price to PG&E's standard rates, which in 2019 was 30% renewable (PG&E 2020b). Through Action 1.1a, MCE's 60% renewable option would become standard for PG&E accounts within Vacaville, with options for residents to opt up to 100% renewable or opt out to the previous PG&E electricity provision.	CD		Percentage of opt-outs from MCE.
Based on current laws, PG&E is projected to have a 60% or better renewable portfolio by 2035. To improve upon emissions reductions, the City should work with MCE to apply the 100% renewable energy option as the standard by 2035, with opt outs to PG&E continuing to be allowed. This would create emissions reductions past what is already expected from PG&E increasing their renewable portfolio. The City will be successful if 95% of residents opt for MCE's 60% option initially and the 100% renewable option is cost competitive by 2035 (MCE 2018). 4 The City will implement this project by working with MCE to advertise the program and benefits prior to joining MCE. Coordination with MCE will occur when drafting the resolution to join MCE as a member community. Further coordination with MCE should occur as the push for the 100% renewable option is closer. Ongoing education and community engagement can occur to reduce opt outs over time	CD		Units subject to audit and the number that pursue retrofit.
E-3 - Adopt an all-electric new construction ordinance. Replacing natural gas with electricity will immediately reduce GHG emissions because the current energy offered by PG&E and MCE is cleaner than natural gas. These replacements will improve in their reduction over time as both PG&E and MCE increase the amount renewable energy on the grid. Many other local governments in the Bay Area have adopted similar ordinances to meet climate goals and reduce fire risk. The City will implement this by adopting an all-electric ordinance and enforcing it through building inspections. Special exception will be made for industrial, hospital, and similar uses that demonstrate there is no viable electrification option for important equipment due to technological constraints.	CD		Homes opting out of electrification.

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Action Number	City Department(s)	Time Frame	Performance Tracking
<p>E-4 - Develop an Existing Building Electrification Plan. To meet long-term climate goals, natural gas will eventually need to be phased out of existing buildings. The City would promote this change by connecting residents to existing incentive programs to replace existing natural gas appliances, such as stoves and water heaters, with efficient electric options. The City will be successful if mandatory measures are put in place at or before 2025 to replace existing gas water and space heating with electric heating when new water heating and space heating systems are needed. City buildings will also need to be electrified by this process by 2035. This will replace 100% of natural gas water heaters and 83% of natural gas space heaters, reducing 67% of natural gas emissions from existing buildings.</p>	<p>PW & CD</p>		<p>Existing Buildings that add electrification (stoves, car chargers, water heaters, etc.)</p>
<p>Solid Waste- Related Reduction Strategies</p>			
<p>S-1 - Implement organic waste reduction requirements. The requirements and actions associated with SB 1383 have been developed to produce a 50% reduction in organics by the State of California from 2020 to 2035. These targets are going from a target of 50% below 2014 organic waste in 2020 to 75% below 2014 organic waste by 2025. Therefore, by taking the actions required statewide, the City can expect a similar reduction level. The City has already begun implementing this strategy. Compliance areas in which the city is required to develop and manage include organics collection programs, contamination monitoring, education and outreach, enforcement and penalties, edible food recovery programs, organics self-haul programs, ordinances and policy changes, procurement of recovered organic materials and more. Public outreach has been deployed to this point through mail, physical advertisements, posters, emails, websites, radio advertisements, and Facebook social media engagement. Necessary franchise agreement updates with Recology are currently ongoing. The City will track their waste diversion rates through CalRecycle and will be successful if organic waste is reduced 50% from 2020 to 2025.</p>	<p>PW</p>		<p>Waste diversion rate.</p>
<p>Off-Road Equipment-Related Reduction Strategies</p>			
<p>O-1 - Increase renewable and alternative fuel for construction equipment. Construction equipment is a source of both GHG emissions and air pollution from the heavy-duty equipment used. Many large pieces of equipment do not yet have feasible alternative fuel sources; however, reducing the emissions of construction equipment in Vacaville holistically will result in meaningful GHG reductions. The City will revise its construction bid process so that to be eligible for City construction contracts, a bidder must submit documentation that their fleet will reduce conventional fuel use by 20% by 2035.</p>	<p>CD</p>		<p>City contractors demonstrating fuel use reduction.</p>

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<p>Carbon Sequestration</p> <p>C-1 - Tree Planting. A major tree planting initiative can work to provide carbon sequestration and offset some of the emissions that Vacaville is creating. The urban forest can be assumed to not be fully stocked, and it is likely that a 25% increase in size of the urban forest is possible for the City. By creating a more all encompassing push to add to both City-owned trees and trees on private property, an additional 10,000 trees could be added. Additional emission reductions can be had by strategically placing these trees in line with buildings and sunlight so as to shade buildings and reduce the need to heat and cool buildings. The City will be successful if 10,000 trees are planted in Vacaville through improving the City-owned forest and providing trees to private property owners to tend. The City will accomplish this by undertaking initiatives such as street tree planting programs on major streets where there are major gaps, and shading requirements for commercial and residential projects, and providing trees to residents.</p>	<p>PW & CD</p>		<p>Trees planted in Vacaville.</p>
<p>C-2 - Carbon Farming. Carbon farming encompasses a number of agricultural and environmental practices that can be applied to land management in order for soil to retain more carbon. A one-time application of compost to public greenspaces is one carbon farming strategy that allows for more carbon to be held by the soil. The City has nearly 2,500 acres devoted to public open space. Additionally, City-owned public parks cover 530 acres citywide. For every acre of land spread with compost, approximately 4.57 MT CO₂e is anticipated to be reduced by 2035 (USDA et al. n.d.). The City will be successful if carbon farming occurs on 500 of the 3,000 acres of City-owned greenspace.</p>	<p>PW, CD, and PR</p>		<p>Acres of open space spread with compost.</p>

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Air Quality			
AIR-1a - The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS measure LU-4 to require that new pedestrian infrastructure incorporate amenities such as street trees to shade sidewalks, lighting, benches, signage, and pedestrian signalization at major transportation points to increase pedestrian convenience, comfort, and safety.	CD & PW	Complete	On September 28, 2021, the City Council adopted Resolution 2021-086, approving the updated ECAS. The ECAS includes measures that support reducing greenhouse gas emissions through transportation oriented development, which supports pedestrian convenience, comfort and safety.
AIR-1b - The City of Vacaville shall create a schedule for vehicle purchasing decisions when vehicles turn over to ensure that new passenger vehicles purchased by the City for use in the City fleet are alternative fuel vehicles.	PW	Completed	On December 16, 2016 the Department of Public Works adopted procedures for procurement of green fleet passenger vehicles.
AIR-1c - New development in the City of Vacaville shall encouraged, but not required, to implement the Tier 1 energy performance standards of the California Green Standards Code (CALGreen), which are currently voluntary. The Tier 1 energy performance standards specify that new residential buildings must have an energy budget no greater than 85 percent the current Building and Energy Efficiency Standards of Title 24 (i.e. 15 percent increase in energy efficiency) and non-residential buildings that include indoor lighting and mechanical systems (e.g. heating, ventilation, and air conditions units) must have an energy budget no greater than 90 percent (i.e. 10 percent increase in energy efficiency). The City may allow energy offsets, such as energy generated onsite through installation solar energy, toward this requirement to exceed Title 24.	CD	Completed	On January 10, 2017, the City Council adopted the City adopted the 2016 California Building Standards Code (Title 24 of the California Code of Regulations), which includes the Building Code, Existing Building Code, Residential Code, Plumbing Code, Mechanical Code, Electrical Code, and Fire Code (Ordinance 1904). The Building Code requires more stringent energy performance standards than the previous Building Code.

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<p>Biological Resources</p> <p>BIO-1 - Preservation and restoration of habitat for species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR shall occur in the same level or higher level conservation area as the direct impact occurs (i.e. impacts to habitat in Medium Value Conservation Areas will be mitigated in Medium to High Value Conservation Areas, but impacts to habitat in Low Value Conservation Areas shall be mitigated in either Low or Medium Value Conservation Areas). Compensation for indirect impacts will be assessed on the location/conservation value of the habitat that is indirectly impacted and not the location of project activity (i.e. if a project activity will indirectly impact a habitat for species in a Medium Value Conservation Area but the project is located in a Low Value Conservation Area, compensatory mitigation shall be based on the type of habitat that is being indirectly impacted (in this case Medium Value Conservation Area) rather than the lower value project area. All mitigation ratios are based on impacts as assessed by acreage.</p> <p>1. Medium Value Conservation Areas (see Subareas 2C, 2D, and 2N in Figure 4.4-3)</p> <p>a. Wetland Component Direct Impacts: Preserve vernal pool and swale habitats at a ratio of 2:1, and restore vernal pool and swale habitats at a ratio of 1:1 if restored habitats are in place and functional at the time of impact or at a 2:1 ratio if habitats are restored concurrent with the impact.</p> <p>b. Wetland Component Indirect Impacts: Preserve vernal pool and swale habitats at a ratio of 1:1 for avoided wetlands within 250 feet of proposed development.</p> <p>c. Upland Component Direct Impacts: In Subarea 2C, preserve upland habitat at a ratio of 3:1. In the remaining subareas, preserve upland habitat at a ratio of 2:1.</p> <p>d. Upland Component Indirect Impacts: Preserve avoided upland habitat at a ratio of 1:1 within 250 feet of proposed development.</p>	<p>CD & PW</p>	<p>Ongoing</p>	<p>General Plan Policy COS-P1.12 requires the City to comply with all of the Avoidance, Minimization, and Mitigation Measures listed in the Draft Solano HCP until the HCP is fully adopted or a comparable program is prepared, commits the City to continue this process. In the event that the HCP is not adopted, the General Plan provides other protections for biological resources. Specifically, Action COS-A1.1 states that if the HCP is not adopted, the City will develop and implement policies for conserving natural communities and their associated species. In order to memorialize the draft HCP mitigation requirements the HCP mitigation measures that are applicable to the General Plan EIR Study Area have been added as mitigation measures as shown in the Biological Resources Section of this table. These mitigation measures provide clear and enforceable performance standards to mitigate potential impacts to biological resources. These mitigation measures apply to all development projects.</p>

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<p>BIO -2 - All impacted seasonal wetlands shall be characterized according to the types below and mitigated by preservation of the same category of wetland according to the ratios in Mitigation Measure BIO-1. Seasonal wetland categories are as follows: "Pools: Greater than 1 inch of standing water for more than ten continuous days with short (less than three weeks) to long (more than three weeks) durations of standing water, clear to moderate turbidity, and exhibiting significant vegetation cover. "Playa Pools: Greater than 1 inch of standing water for more than ten continuous days with long (more than three weeks) to very long durations of standing water, moderate to high turbidity, and exhibiting sparse vegetation cover (typically found in association with Pescadero Series Soils; often referred to as playa-type pools). "Swales or Mesic Grassland: Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days. "Alkaline Flats and Meadows: Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days and exhibiting indicators of high alkalinity (salt deposits on soil surface, presence of salt-tolerant plants). Deviations in the required mitigation acreage by type or category may be permitted by the City and other applicable regulatory agencies. Under Mitigation Measure BIO-1, conservation habitats shall be proportional to impacts to the species and their associations (e.g. impacts to pool-dependent species such as vernal pool fairy shrimp shall not be mitigated by preservation of more abundant swale or mesic grasslands that do not support the species).</p>	<p>CD & PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>

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<p>BIO-3 - All direct impacts to extant stands of Contra Costa goldfields shall be mitigated by establishing new, self-reproducing populations of Contra Costa goldfields at a ratio of 4:1 (acres protected to acres impacted). This restoration requirement may be met by establishing new Contra Costa goldfield populations at a single-project mitigation site or by purchasing credits at an approved mitigation bank authorized to sell credits for this species in an amount equal to the 4:1 mitigation ratio. Guidelines for establishing Contra Costa goldfields and the release schedule for mitigation credits at the commercial mitigation banks will be specified in the bank-enabling agreements. Mitigation at single-project mitigation sites would be subject to the same conditions as the commercial mitigation banks. Establishment criteria shall also adhere to all the following conditions:</p> <ol style="list-style-type: none"> 1. Impacted habitat area for which mitigation is required shall be equal to the entire occupied pool/swale area, and shall not just be limited to the area with Contra Costa goldfield cover in the impacted pool. 	<p>CD & PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
<ol style="list-style-type: none"> 2. Contra Costa goldfield populations and other species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (including vernal pool fairy shrimp, conservancy fairy shrimp, vernal pool tadpole shrimp, and mid-valley fairy shrimp) shall be established in constructed, restored, and enhanced wetlands in the known range of these species in Solano County. 3. Seed used to establish new populations of Contra Costa goldfields may be obtained from any Core Population Area, as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Seed collection shall not affect more than 10 percent of an individual preserved population. Seed and top soils shall be salvaged from occupied vernal pools and other wetlands in an impacted area prior to initiation of ground-disturbing activities. 			
<ol style="list-style-type: none"> 4. Restoration may occur in existing preserved pools currently lacking Contra Costa goldfields or in restored pools and swales in other Core Areas as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. New populations must be established in currently unoccupied habitat. 5. Re-established populations will be considered self-reproducing when: <ol style="list-style-type: none"> a. Plants re-establish annually for a minimum of five years with no human intervention such as supplemental seeding, and habitat areas contain an occupied area and flower/plant density comparable to existing occupied habitat areas in similar pool types and Core Areas. 			

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<p>If Contra Costa goldfields cannot be established at the mitigation site within five years according to the conditions above, the preserved wetland restoration acreage shall be increased by 50 percent. The applicant shall provide bonds or other acceptable financial assurances, subject to approval by the City and USFWS to ensure implementation of such measures.</p>			
<p>BIO-4 - Mitigation shall be required for any impacts in the known or potential range of the California tiger salamander (see Figure 4.4-4). Mitigation shall include preservation, enhancement, and restoration/establishment of suitable upland habitat, and preservation and construction/creation of new breeding habitat consistent with the mitigation requirements specified in Mitigation Measure BIO-1, subject to the following additional requirements.</p> <p>1. Breeding Habitat Mitigation: Direct and indirect impacts to all suitable California tiger salamander breeding habitat in the known or potential range of the species (Figure 4.4-4) will be mitigated by preserving known breeding habitat at a 3:1 ratio and creating new breeding habitat at a ratio of 2:1 or 0.35 acres, whichever is greater.</p> <p>All preserved and created/established breeding habitat shall be contiguous to at least 350 acres of preserved upland habitat, and created breeding habitat shall be located within 2,100 feet of known breeding habitat.</p> <p>a. All new breeding habitat shall be located within 2,100 feet of a known breeding site and be situated in a contiguous reserve/preserve area of 350 acres or more of suitable habitats. This may include other parcels if the lands are protected by conservation easements and are managed consistent with the Solano HCP Reserve Criteria or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. For some existing preserved areas/mitigation sites, this may require that management agreements and endowments be extended to these sites.</p> <p>b. New breeding habitat can consist of multiple sites within 1,300 feet of each other. All new created breeding habitats shall be 0.2 acres to 0.35 acres in size unless otherwise approved by the City, USFWS, and CDFW.</p>	CD & PW	Ongoing	See Status of BIO-1

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<p>BIO-5 - 1. Vegetation. All native, woody vegetation greater than 1 inch in diameter shall be replaced by planting native woody vegetation to at the following minimum ratios and performance standards:</p> <table border="1"> <thead> <tr> <th>Vegetation Replacement Size (Inches)^a</th> <th>Native Species (Except Oaks and Elderberry)^b</th> <th>Oak Species^c</th> </tr> </thead> <tbody> <tr> <td><12</td> <td>3:1</td> <td>5:1</td> </tr> <tr> <td>12-24</td> <td>6:1</td> <td>7:1</td> </tr> <tr> <td>24-36</td> <td>10:1</td> <td>12:1</td> </tr> </tbody> </table> <p>Non-Priority Drainages</p> <table border="1"> <thead> <tr> <th>Vegetation Replacement Size (Inches)^a</th> <th>Native Species (Except Oaks and Elderberry)^b</th> <th>Oak Species^c</th> </tr> </thead> <tbody> <tr> <td><12</td> <td>3:1</td> <td>5:1</td> </tr> <tr> <td>12-24</td> <td>4:1</td> <td>7:1</td> </tr> <tr> <td>24-36</td> <td>7:1</td> <td>12:1</td> </tr> </tbody> </table> <p>^a Note: <i>24-36 inches Criteria</i> - The number of native species established at the end of the five-year monitoring period is 50 percent of total required plantings. Established plantings shall be measured at breast height (dbh) and the total number of trees shall be reported as the cumulative total of all trees measured at the midpoint of the main trunk (the ground line).</p> <p>^b Elderberry replacement ratios and other associated mitigation measures shall be as specified in the MMRP.</p> <p>^c Mitigation Measure BIO-5.9. Tree and shrub species used under this mitigation measure may be used to fulfill the requirements of this measure.</p> <p>^d Mitigation Measure BIO-5.9. Riparian vegetation exposures.</p> <p>^e Because of slow growth rates, oak species require higher exposure ratios than other species.</p> <p>^f The five-year monitoring period for documenting success shall be extended if the mitigation is not performing adequately; determination of success monitoring shall require at least three consecutive years of monitoring. If the mitigation is not performing at higher ratios, depending on site conditions, account for mortality of planted material.</p>	Vegetation Replacement Size (Inches) ^a	Native Species (Except Oaks and Elderberry) ^b	Oak Species ^c	<12	3:1	5:1	12-24	6:1	7:1	24-36	10:1	12:1	Vegetation Replacement Size (Inches) ^a	Native Species (Except Oaks and Elderberry) ^b	Oak Species ^c	<12	3:1	5:1	12-24	4:1	7:1	24-36	7:1	12:1	CD	Ongoing	See Status of BIO-1
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The goal of the riparian vegetation re-planting is to contribute to the establishment of a multi-story riparian community with a variety of native riparian species appropriate for the mitigation site. Plantings are not required to directly replace impacts on a species-by-species basis.

2. Area. Riparian mitigation planting shall also achieve the following area criteria based on whether the mitigation is achieved through enhancement (e.g. supplemental planting of existing riparian habitats) or through establishment of woody riparian habitats (e.g. existing or created channel lacking native woody riparian vegetation):

	Priority Drainages	Non-Priority Drainages
Enhancement/Restored	4:1	2:1
Enhancement		3:1

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<p>3. Hydrological and Biological Connectivity: Mitigation for permanent impacts to third and higher order streams and second order streams with riparian vegetation shall maintain the hydrologic and biological connectivity between downstream and upstream areas. Facilities such as bridges, culverts, outfalls, and grade control structures shall not create cumulative gaps in the channel or riparian corridor greater than 300 feet. Bypass or re-routed channels shall be constructed where necessary to replace impacted habitats and to limit gaps between existing riparian habitats.</p> <p>Note: The intent of requiring mitigation for removal of nonnative trees and shrubs is to protect riparian habitat. It is not intended to require mitigation for the removal of nonnative trees or shrubs as a part of riparian restoration or enhancement projects.</p> <p>The above measure applies to waterways subject to State regulation under Section 1602 of the Fish and Game Code and Porter-Cologne Water Quality Act and waters of the United States subject to regulation under the federal Clean Water Act.</p>			
<p>BIO-6 - Mitigation for direct impacts to pond or freshwater marsh habitat not hydrologically connected to streams shall be provided at a 2:1 ratio. This mitigation may be achieved by creating/restoring on-site open space areas with a minimum 100-foot-wide buffer, establishing an endowment or other suitable funding source for long-term management of the mitigation habitat, or purchasing credits at an approved mitigation bank.</p>	CD & PW	Ongoing	See Status of BIO-1
<p>BIO-7 - Mitigation for direct impacts to seasonal wetlands in the Inner Coast Range shall be provided at a 2:1 ratio.</p>	CD & PW	Ongoing	See Status of BIO-1
<p>BIO-8 - Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitat (e.g., riparian, stream, pond, and freshwater marsh habitats) outside of the California Red-legged Frog Conservation Area shall be provided through the construction and/or restoration of similar habitats at a prescribed ratio (acres restored to acres impacted) consistent with Mitigation Measure BIO-5, and provide an endowment fund or other approved funding source to implement management plans for preserved lands in perpetuity consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p>	CD & PW	Ongoing	See Status of BIO-1

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<p>BIO-9 - Where removal of elderberry shrubs or their stems measuring 1 inch in diameter or greater is unavoidable, these impacts shall be mitigated. Removal of elderberry shrubs or stems 1 inch in diameter or greater and associated riparian vegetation shall not create gaps in a riparian corridor greater than 300 feet. Mitigation will include salvaging and replanting affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants according to the following criteria:</p> <p>1. Transplanting Removed Elderberry Shrubs. Transplant removed elderberry shrubs to an approved, secure site, such as an approved mitigation bank location in Solano County or non-bank relocation site to be approved by the City and USFWS. All non-bank relocation sites shall meet the minimum reserve standards identified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1. that shall be based on the principles found in the current working draft of the Solano HCP (e.g. site shall be protected by a conservation easement or other applicable protection measure, and funding shall be provided for long-term monitoring and maintenance).</p> <p>Transplanting shall occur between June 15 and March 15 (November through February is the optimal period for transplanting). Elderberry may not be transplanted between March 16 and June 14 except where isolated bushes are located more than 0.5 miles from other suitable valley elderberry longhorn beetle habitat and no signs of use (e.g. exit holes) have been identified.</p>	<p>CD & PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>

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<p>BIO-10 - Long-term impacts to Swainson's hawk foraging habitat in the irrigated agriculture conservation area (Figure 4.4-6) shall be mitigated through the preservation (conservation easement) and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact). All mitigation areas shall remain in "agricultural production" provided these activities are consistent with the economics of agricultural operations. The following activities shall also be prohibited on the mitigation area in order to promote value for Swainson's hawk foraging:</p> <ul style="list-style-type: none"> • Permanent plantings of orchards and/or vineyards for the production of fruits, nuts, or berries. • Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as the annual crops cotton and rice. • Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes. • Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, and flowers. • Commercial greenhouses or plant nurseries • Commercial aquaculture of aquatic plants and animals and their byproducts. 	<p>CD & PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
<p>BIO-11: Long-term impacts to Swainson's hawk foraging habitat in the valley floor grassland conservation area (Figure 4.4-6) shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact) and subject to species management requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture or Valley Floor Grassland Potential Reserve Areas (see the Ver-nal Pool Potential Preserve and Reserve Areas figure in the Solano HCP) or in areas identified in standardized policies de-veloped by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Preservation of valley floor grassland habitat may be satisfied through Mitigation Measure BIO-1 if the minimum 1:1 ratio for foraging habitat is achieved.</p>	<p>CD & PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>

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<p>BIO-12: Long-term impacts to grassland and oak savanna habitat in the Inner Coast Range conservation area (Figure 4.4-6) shall be mitigated through the preservation and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact) and subject to species management requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture, Valley Floor Grassland, or Inner Coast Range Potential Reserve Areas (see the Vernal Pool Potential Preserve and Reserve Are-as figure in the Solano HCP) or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p> <p>Exceptions: Impacts that are likely to have minimal effects on the extent and quality of Swainson's hawk foraging habitat are exempt from Swainson's hawk foraging habitat mitigation requirements. Such activities include: projects affecting less than one year of forage production, activities related to establishment of natural habitats (e.g. aquatic, riparian, and grassland habitats), construction of infill developments that are less than 5 acres in size and surrounded by urban development and other minor public and private facilities accessed via existing roads or that impact less than 0.5 acres of potential Swainson's hawk foraging habitat (e.g. pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities).</p>	<p>CD&PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
<p>BIO-13 - Mitigation for the permanent (i.e. more than one season) disturbance, destruction, or conversion of burrowing owl habitat for urban development or other permanent facilities shall be provided at a 1:1 ratio. Project sites that have been occupied during the nesting season at any time during the past three years or found to be nesting at the time of pre-construction surveys will be considered occupied by owls and require additional nesting habitat mitigation (described in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP). All burrowing owl habitat affected either directly, indirectly, or cumulatively by the project will be subject to the compensation requirement. Mitigation lands used to satisfy mitigation measures for other natural communities and/or species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (i.e. valley floor grassland and vernal pool natural community [excluding the wetland restoration/construction component], coastal marsh natural community, Swainson's hawk, California red-legged</p>			

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<p>frog, and callippe silverspot butterfly) can be used to satisfy burrowing owl conservation if the reserve area meets the basic burrowing owl reserve management standards and criteria specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p> <p>Exemptions: Infill projects less than 5 acres in size and surrounded by urban development would have minimal effects on the extent and quality of burrowing owl habitat and are exempt from burrowing owl foraging habitat mitigation requirements unless a known or active nest is present. Additionally, project proponents are obligated to avoid destruction of active burrowing owl nests and take of burrowing owls in compliance with the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Section 3503.5 and to meet the requirements specified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p>	CD & PW	Ongoing	See Status of BIO-1

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<p>BIO-14 - If construction of pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities (but excluding restoration and reserve management activities) will result in temporary impacts to occupied burrowing owl habitat (e.g. closure, collapse due to ground disturbance, or disturbance in the construction zone), impacts shall be mitigated according to the following criteria at all times of the year:</p> <ol style="list-style-type: none"> 1. Temporary Impacts Less Than or Equal to 1 Acre in Size: Install five burrows within 330 feet of the edge of the construction area if suitable contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. This condition may be waived if an approved biologist, the City, and CDFW determine that the contiguous area already contains suitable donor burrows. Maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls. 	CD & PW	Ongoing	See Status of BIO-1
<ol style="list-style-type: none"> a. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project. b. Artificial burrows will be maintained by the applicant who owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re established on the construction site. <ol style="list-style-type: none"> 1) If burrows have not been re established on the construction site within two years but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required. 2) If the burrows have not been re established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13. 			

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<p>c. The disturbed area shall also be monitored the following breeding season to determine if the owls return to the area to nest. If the owls do not return or relocate to a nearby site, the impacts will be required to provide additional mitigation per the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p> <p>d. If the above measures cannot be implemented because adequate habitat is not present in surrounding, contiguous lands, impacts shall be mitigated per the requirements of the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p>			
<p>2. Temporary Impacts Greater Than 1 Acre in Size: Install ten burrows/acre within 330 feet of the construction area if at least 7 acres of contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. Also maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls. This condition may be waived if an approved biologist, th eCity, and CDFW determine that the contiguous area already contains suitable donor burrows. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project.</p>			
<p>a. Artificial burrows will be maintained by the applicant that owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re-established on the construction site.</p> <p>1) If burrows have not been re-established on the construction site but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be re-required.</p>			
<p>2) If the burrows have not been re-established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13.</p>			

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<p>b. Temporary impacts that cannot be mitigated with mitigation burrows due to the lack of suitable burrowing owl habitat on a project site or contiguous ownership parcels shall be mitigated by preserving burrowing owl habitat off site at a ratio of 1:1. Sites subject to temporary impacts that are occupied by more than one pair of owls likewise will be mitigated at a 1:1 ratio. All habitat areas disturbed, destroyed, or converted to non-habitat uses directly, indirectly, or cumulatively will be subject to the mitigation re-requirement. Compliance with this Mitigation Measure does not allow for the destruction or disturbance of an active nest site.</p>			
Greenhouse Gases			
<p>GHG-1a - The City of Vacaville shall prepare an update to the Energy and Conservation Action Strategy (ECAS) within 18 months after the California Air Resources Board (CARB) adopts the second Update to the Scoping Plan for the greenhouse gas (GHG) reduction targets which correspond to the interim goal identified in Executive Order B-30-15 for year 2030, or no later than December 1, 2020, whichever is earlier. The ECAS shall include the following: • Emission Inventories: The City shall update the community GHG emissions inventories and forecasts that correspond to the goals of Executive Order B-30-15 for GHG sectors that the City has direct or indirect jurisdictional control over. The inventory and forecast shall be updated using methods approved by, or consistent with guidance, from CARB.</p>	<p>CD & PW</p>	<p>Ongoing</p>	<p>In December 2017, the California Air Resources Board (CARB) published the second update to the Climate Change (AB 32) Scoping Plan for the greenhouse gas reduction targets which correspond to the goal identified in Executive Order B-30-15 for year 2030. The Scoping Plan seeks to reduce greenhouse gases 40% from 1990 levels by the year 2030, and 80% below 1990 levels by 2050. On September 28, 2021, the City Council adopted Resolution 2021-086, approving the updated ECAS, which addresses these reduction targets.</p>
<p>• Emission Targets: The City shall identify a GHG emissions reduction target for year 2030 that is consistent with the GHG reduction goals identified in Executive Order S-03-05. The ECAS shall be updated to include specific measures to achieve the 2030 GHG emissions reduction target. The ECAS shall quantify the approximate GHG reductions of each quantifiable measure or set of measures. Measures listed below, along with others, shall be considered during the update to the ECAS for the City's 2030 target: • The City shall identify a plan to expand electric and low-emission vehicle charging stations in the city. • The City shall encourage new development to meet a voluntary 20 percent trip reduction goal.</p>			

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<ul style="list-style-type: none"> The City shall work with the waste management agencies to expand the recycling program for businesses and residents to offer food waste collection services. The City's existing land use database shall be expanded to include an inventory of infill sites to promote infill development. The City shall explore additional streamlining incentive programs for infill development and sustainable building practices. The City shall establish energy efficiency standards for new City buildings similar to, or comparable to, Leadership in Energy and Environmental Design (LEED) Silver standards. 			
GHG-1b - The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS Measure RE-4 to require the City to explore creation of a community choice aggregation program with the County of Solano.	CMO, CD, & PW	Unscheduled	This task will be led by the County of Solano.
Noise			
NOI-1 - The project applicant shall ensure that the following roadway segments shall be re-surfaced with a quiet pavement, such as Rubberized Hot Mix Asphalt – Open Graded (RHMA-O): <ul style="list-style-type: none"> Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road Leisure Town Road from Alamo Drive to Vanden Road Ulatis Drive from Nut Tree Road to Leisure Town Road 	PW	Unscheduled	The timing of this project is to be determined

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Transportation and Traffic			
<p>TRAF-1 - The City of Vacaville shall implement the following measures [for the Alamo Drive at Marshall Road intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Convert the southbound through-right shared lane in order to a through lane and add a south-bound right-turn lane to provide an ex-exclusive right-turn lane, a through lane, a left-turn lane. • Westbound approach: Add a left-turn lane on the westbound to provide dual left-turn lanes, two through lanes and a through-right shared lane. 	PW	Unscheduled	The City will updating its Capital Improvement Program (CIP) to ensure traffic infrastructure can continue to support new development.
<p>TRAF-2 - The City of Vacaville shall implement the following measure [for the Alamo Drive at Merchant Street intersection]:</p> <ul style="list-style-type: none"> • Westbound approach: Convert the west-bound outer through lane to a through-right shared lane to provide a through lane, a through-right shared lane, a right-turn lane, and two left-turn lanes. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-3 - The City of Vacaville shall implement the following measure [for the Allison Drive at Nut Tree Parkway intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide three through lanes and a right-turn lane. • Southbound approach: Convert the southbound left-through lane to an exclusive left-turn lane to provide two left-turn lanes and two through lanes. • Modify the traffic signal phasing to provide a protected left-turn phase on the south-bound approach 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-4 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Alamo Drive intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an east-bound left-turn lane to provide dual left-turn lanes, a through lane, and a right-turn lane. 	PW	Unscheduled	See Status of TRAF-1

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<p>TRAF-5 - The City of Vacaville shall implement the following measures [for the Leisure Town Road at Elmira Road intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. • Southbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right lane shared to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. • Eastbound approach: Add a left-turn lane and one through lane, and convert the through-left shared lane to a through lane to provide one left turn lane, two through lanes, and a right-turn lane. • Westbound approach: Add a right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-6 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Leisure Town Road at Interstate 80 Eastbound Ramps]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add a right-turn lane to the eastbound off-ramp approach to provide a left-turn lane, a left-through shared lane, and a right-turn lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-7 - The City of Vacaville shall implement the following measures [for the Leisure Town Road at Orange Drive intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Add a south-bound left-turn lane to provide two left-turn lanes, two through lanes, and a right-turn lane; and prohibit the south-bound U-turn movement. • Westbound approach: Modify the traffic signal to provide overlap right-turn phasing for the westbound right-turn movement. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-8 - The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Allison Drive intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert a north-bound through lane to a right-turn lane to provide two left-turn lanes, one through lane, and two right-turn lanes; and modify the traffic signal phasing to provide over-lap northbound right-turn movement. • Westbound approach: Prohibit west-bound U-turn movements; convert a westbound through lane to a left-turn lane to provide two left-turn lanes, one shared through-right turn lane. 	PW	Unscheduled	See Status of TRAF-1

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<p>TRAF-9 - The City of Vacaville shall implement the following measure [for the Nut Tree Road at Elmira Road intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Convert a southbound through lane to a left-turn lane to provide two left-turn lanes, one through lane, and one through-right shared lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-10 - The City of Vacaville shall implement the following measures [for the Orange Drive at Nut Tree Road intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Add a north-bound right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. • Southbound approach: Add a south-bound right-turn lane and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. • Westbound approach: Convert a west-bound through lane to a left-turn lane to provide three left-turn lanes, two through lanes, and one right-turn lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-11 - The City of Vacaville shall implement the following measure [for the Peabody Road at Cliffside Drive intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through-left shared lane, and a right-turn lane, and modify the lane alignment of the east-west movements. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-12 - The City of Vacaville shall implement the following measures [for the Peabody Road at CSF intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Add a south-bound right-turn lane and convert the through-right shared lane to a through lane to provide a left-turn lane, a through-left shared lane, and a right-turn lane. • South leg: Add a corresponding receiving lane on the south leg of the intersection. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-13 - The City of Vacaville shall implement the following measures [at the Peabody Road at Elmira Road intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide two left-turn lanes, two through lanes, and one right-turn lane; modify the traffic signal to provide overlap eastbound right-turn phasing. • Northbound approach: Prohibit north-bound U-turn movement. • Westbound approach: Convert a through lane to a left-turn lane to provide two left-turn lanes, one through lane, and a through-right shared lane. 	PW	Unscheduled	See Status of TRAF-1

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<p>TRAF-14 - The City of Vacaville shall implement the following measure [for the Peabody Road at Foxboro Parkway intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide two through lanes and a right-turn lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-15 - The City of Vacaville shall implement the following measures [for the Peabody Road at Hume Way intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Convert the west-bound through lane to a left-through shared lane to provide a left-turn lane, a left-through shared lane, and a right-turn lane; and modify the traffic signal to provide overlap right-turn phasing. • Northbound approach: Prohibit north-bound U-turn movement. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-16 - The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Crescent Drive intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Convert the through-right shared lane to a left-through-right shared lane to provide a left-turn lane and a left-through-right shared lane; modify the traffic signal to provide split phase operation on the north-south approaches. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-17 - The City of Vacaville shall implement the following measures [for the Vaca Valley Road at East Akerly Drive intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert the northbound through lane to a through-right shared lane to provide a left-turn lane, a through-right shared lane, and a right-turn lane; modify the traffic signal to provide split phase operations on the north-south approaches. • Westbound approach: Convert the west-bound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-18 - The City of Vacaville shall implement the following measures [for the Vaca Valley Road at New Horizons Way intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through lane, and a through-right shared lane. • Northbound approach: Convert the northbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane. 	PW	Unscheduled	See Status of TRAF-1

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TRAF-19 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Midway Road intersection]: <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	Unscheduled	See Status of TRAF-1
TRAF-20 - The City of Vacaville shall implement the following measure [for the Monte Vista Avenue at Airport Road intersection]: <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour. 	PW	Unscheduled	See Status of TRAF-1
TRAF-21 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Eastbound Ramp intersection]: <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	Unscheduled	See Status of TRAF-1
TRAF-22 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at In-terstate 80 Westbound Ramps]: <ul style="list-style-type: none"> • Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection. 	PW	Unscheduled	See Status of TRAF-1
TRAF-23 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Gilley Way intersection]: <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	Unscheduled	See Status of TRAF-1
TRAF-24 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Marshall Road intersection]: <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. • Alternative mitigation measure: will need to be evaluated at this location, such as closing the median, or "worm islands" that restrict left turns. Because implementation of a traffic signal would be in conflict with other plans and policies. 	PW	Unscheduled	See Status of TRAF-1

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<p>TRAF-25 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at North-South Arterial intersection]:</p> <ul style="list-style-type: none"> • Provide a storage pocket on the south leg to allow a two-stage, eastbound, left-turning movement. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-26 - The City of Vacaville, in coordination with Caltrans, shall implement the following measures [for the Midway Road at Interstate 505 Northbound Ramp intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. • Eastbound approach: Convert the east-bound through-left shared lane to a through lane, and add a left-turn lane to provide a left-turn lane and a through lane. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-27 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Midway Road at Interstate 505 Southbound Ramp intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-28 - The City of Vacaville shall implement the following measure [for the Nut Tree Road at Burton Drive intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-29 - The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Allison Drive intersection]:</p> <ul style="list-style-type: none"> • Install stop signs on the eastbound and westbound approaches to provide all-way stop control at the intersection. 	PW	Unscheduled	See Status of TRAF-1
<p>TRAF-30 - The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Depot Road intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Modify the traffic signal to allow an overlapping right-turn movement. • Westbound approach: Prohibit westbound U-turn movements. 	PW	Unscheduled	See Status of TRAF-1

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<p>TRAF-31 - The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall implement the following measures [for the Interstate 80 Eastbound Ramps at North Texas Street intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Convert the east-bound through-left shared lane to a left-through-right shared lane and add a right lane to provide one left-through-right shared lane, two exclusive right lanes. • Southbound approach: Add one south-bound through lane to provide one left-turn lane and two through lanes. 	PW & Solano Transportation	Unscheduled	See Status of TRAF-1
<p>TRAF-32 - The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall implement the following measure [for the Interstate 80 Westbound Ramps at North Texas Street intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Restripe the northbound approach lanes on North Texas Street to provide two right-turn lanes, a through lane, and one left-turn lane. 	City of Fairfield, PW, & Solano Transportation	Unscheduled	See Status of TRAF-1
<p>TRAF-33 - The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures [for the Peabody Road at Air Base Parkway intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide three left-turn lanes and two through lanes. • Westbound approach: Add a westbound right-turn lane to provide two right-turn lanes and two through lanes; modify traffic signal to allow right-turn overlap phasing. • Southbound approach: Prohibit south-bound U-turn movement. 	City of Fairfield, PW, & Solano Transportation	Unscheduled	See Status of TRAF-1
<p>TRAF-34 - The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures [for the Peabody Road at Jepson Parkway intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Add one north-bound left-turn lane, one through lane, and one right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. • Southbound approach: Add two south-bound through lanes and one right-turn lane to provide one left-turn lane, three through lanes and two right-turn lanes. • Eastbound approach: Add one east-bound left-turn lane, one through lane, and one right-turn lane, and convert the through-right shared lane to an exclusive right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. • Westbound approach: Add one westbound left-turn lane and one through lane to provide two left-turn lanes, two through lanes, and one through-right shared lane. 	City of Fairfield, PW, & Solano Transportation	Unscheduled	See Status of TRAF-1

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Action Number	City Department(s)	Time Frame	Status
<p>TRA-1- The General Plan Transportation Element and/or the Transportation Demand Management chapter of the Vacaville Municipal Code should be amended as follows: Proposed development projects that could have a potentially significant VMT impact shall consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner consistent with state guidance on VMT decrease. The below list of potential measures is not intended to be exhaustive, and not all measures may be feasible, reasonable, or applicable to all projects. The purpose of this list is to identify options for future development proposals, not to constrain projects to this list, or to require that a project examine or include all measures from this list. Potential measures include:</p> <p>improving access to transit; increasing access to common goods and services, such as groceries, schools, and daycare; incorporating affordable housing, including low-income housing, into residential and mixed-use development; orienting the project toward transit, bicycle and pedestrian facilities; improving pedestrian or bicycle networks, or transit service; implementing traffic calming;</p> <p>providing bicycle parking; unbundling parking costs; implement employer parking cash-out programs; implementing a commuter reduction program; providing car-sharing, bike sharing, and ride-sharing programs; providing transit subsidies or passes; providing ride-matching services; providing telework options; providing incentives or subsidies that increase the use of modes other than single-occupant vehicle; providing on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms; providing employee transportation coordinators at employment sites; providing a guaranteed ride home service to users of non-auto modes; increasing project density; increasing the mix of uses within the project or within the project's surroundings; increasing connectivity and/or intersection density on the project site</p>	<p>City of Vacaville - Update the Vacaville Municipal Code. Applicant is responsible for including ECAS measures within the proposed development project.</p>	<p>Update the Vacaville Municipal Code upon approval of the ECAS SEIR. ECASE mitigation measures to be added during project the project entitlement process.</p>	<p>On September 28, 2021, the City Council adopted Resolution Nos. 2021-085 and 2021-086, adopted the updated ECAS. ECAS mitigation measures will be implemented r as part of the conditions of approval for projects.</p>

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City of Vacaville

Housing Successor of the
Vacaville Redevelopment Agency

***Addendum to the Annual
Housing Element Progress Report***

For the year ended June 30, 2021

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BACKGROUND

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26, subsequently amended by AB 1484, which provided for the dissolution of all redevelopment agencies in the State of California. On January 10, 2012, pursuant to the dissolution legislation, the City of Vacaville elected to become the Successor Agency for the Vacaville Redevelopment Agency (“Agency”) to administer the winding down of the former Agency. All assets, properties, and contracts of the former Agency were transferred to the Successor Agency upon dissolution of the Agency on February 1, 2012.

The City also elected to retain the housing assets and affordable housing functions of the Agency as the housing successor subject to the affordable housing-related provisions of the California Redevelopment Law. On October 13, 2013, the Governor approved Senate Bill 341 (“SB 341”) which added Health and Safety Code Section 34176.1 to the California Redevelopment Law relating to the functions to be performed by the housing successor. SB 341 went into effect on January 1, 2014. In September 2014, AB 1793 was approved by the Governor, which required housing successors to post additional information on homeownership units assisted by the former redevelopment agency or the housing successor subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency’s investment of moneys from the Low and Moderate Income Housing Asset Fund (“LMIHAF”) to its internet website. In September 2015, SB 107 was enacted, adding a new reporting requirement for repaid loans of the former Agency.

ANALYSIS

SB 341, AB 1793, and SB 107 changed the former annual reporting requirements of redevelopment agencies provided to both the State Controller and State Department of Housing and Community Development (“HCD”). The requirement to report annually to the State Controller has been eliminated. Housing successors are now required to provide an independent financial audit to its governing body within six months after the end of each fiscal year. City and county housing successors are additionally required to report specified housing financial and activity information as an addendum to the Annual Housing Element Progress Report submitted to HCD and post specific information on the housing successor’s website. The following is a list of the information required to be reported for the previous fiscal year in accordance with the aforementioned senate and assembly bills:

- 1) The amount the city received for loans or deferrals owed to the Low and Moderate Income Housing Fund pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
- 2) The amount deposited to the Low and Moderate Income Housing Asset Fund (LMIHAF), distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule from other amounts deposited.
- 3) The amount the city received for loans or deferrals owed to the Low and Moderate Income Housing Asset Fund (LMIHAF)
- 4) Statement of the balance in the LMIHAF as of the close of the fiscal year.
- 5) A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units with affordability covenants, (B) for homelessness prevention and rapid rehousing services, and (C) for development of affordable housing.
- 6) Statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.
- 7) Description of any transfers made to another housing successor for a joint project.
- 8) Description of projects that receive funding through the Successor Agency’s Recognized Obligation Payment Schedule and the status of the projects.
- 9) Status of properties acquired prior to February 1, 2012 pursuant to a five-year disposition period and a status update on project where property was acquired on or after February 1, 2012.

- 10) A description of any outstanding obligations pursuant to Section 33413 and the housing successor's progress in meeting those obligations. Additionally, implementation plans of the former redevelopment agency should be posted on the housing successor's website.
- 11) Update on compliance with the extremely low income (affordable to households earning less than 30 percent of median income) requirement in any five-year report.
- 12) Percentage of senior deed-restricted rental housing within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing.
- 13) Amount of excess surplus, if any.
- 14) An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of moneys from the LMIHAF pursuant to subdivision (f) of California Health and Safety Code Section 33334.3. The inventory shall include:
 - a. The number of units.
 - b. In the first report, the number of units lost to the portfolio after February 1, 2012 and the reasoning. Subsequent reports to include the number of units lost for the previous fiscal year.
 - c. Any funds returned to the housing successor as part of an adopted program that protects the former Agency's investment of moneys from the LMIHAF.
 - d. Whether the housing successor has contracted with any outside entity for the management of the units, and, if so, identity of the entity.

FISCAL YEAR 2021 STATUS REPORT

All successor housing entities have an annual report requirement to provide an independent financial audit to the legislative body within six months after the end of each fiscal year.

The independent financial audit of the LMIHAF was included in the independent financial audit of the City of Vacaville. A copy of the audit is available on the City's website at www.cityofvacaville.com.

- 1) *The amount the city received for loans or deferrals owed to the Low and Moderate Income Housing Fund pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.*

The City received no bond proceeds from bonds issued in the aforementioned time period during fiscal year 2021.

- 2) *The amount deposited to the Low and Moderate Income Housing Asset Fund (LMIHAF), distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule from other amounts deposited.*

A total of \$936,088 was deposited into the LMIHAF during the fiscal year. \$615,281 was due to principal and interest payments from participants in the housing successor's affordable housing programs, which is the main source of revenue for the LMIHAF. Of the total funds deposited into the LMIHAF, there were no amounts held for items listed on the Recognized Obligation Payment Schedule or deposits of bond proceeds.

- 3) *The amount the city received for loans or deferrals owed to the Low and Moderate Income Housing Asset Fund (LMIHAF)*

The City received no amounts for loans or deferrals owed to the Low and Moderate Income Housing Asset Fund (LMIHAF).

4) *Statement of the balance in the LMIHAF as of the close of the fiscal year*

At the close of fiscal year 2020-2021, the balance for the LMIHAF was \$5,241,171¹. There were no amounts held for items listed on the Recognized Obligation Payment Schedule.

5) *A description of expenditures from the LMIHAF by category including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units with affordability covenants, (B) for homelessness prevention and rapid rehousing services, and (C) for development of affordable housing.*

During the fiscal year, the housing successor had total expenditures of \$1,942,615.13. \$689,809.88 of this amount was for the monitoring and preservation of the long-term affordability of units in its portfolio and for administering its activities. This amount was below the annual expenditure cap stated in SB 341 of 5 percent of the statutory value of real property and of loans and grants receivable. The housing successor also had expenditures in the amount of \$1,035,010.40 for the development of affordable housing and \$217,794.85 for homelessness prevention and rapid rehousing services.

6) *The statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.*

The statutory value of real property owned by the housing successor at the end of fiscal year 2020-2021 was \$10,053,166. The value of the housing successor's "loan portfolio" was \$34,901,478.

<u>Asset</u>	<u>Statutory Value</u>
Real Property	\$10,053,166
Loans Receivable	<u>\$34,901,478</u>
Total	\$44,954,644

LMIHAF spent on program administration and monitoring is capped at the greater of \$200,000 or 5 percent of the combined value of real property and loans and grants receivable. For fiscal year 2021, the expenditure limit was \$2,247,732.20.

7) *Transfers between housing successors for the purpose of developing affordable units in transit priority projects, permanent supportive housing, housing for agricultural employees, or special needs housing*

The housing successor did not have any of the aforementioned transfers during the fiscal year.

8) *A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of the project.*

The housing successor does not have any projects that receive property tax revenue pursuant to the Recognized Obligation Payment Schedule.

9) *Status update per Section 33334.16 on housing development activities for real property acquired with low and moderate funds prior to February 1, 2012 and update on real property acquired after February 1, 2012.*

See Attachment A.

10) *A description of any outstanding obligations pursuant to Section 33413 and the housing successor's progress in meeting those obligations. Additionally, implementation plans of the former redevelopment agency should be posted on the housing successor's website.*

¹ Long-term receivables have been excluded from this amount.

There are no outstanding obligations pursuant to Section 33413.

11) *Update on compliance with the extremely low income (affordable to households earning less than 30 percent of median income) requirement in any five-year report.*

The next update on compliance with extremely low income requirement will be 2024.

12) *The percentage of units of deed-restricted housing restricted to seniors within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing.*

Senior Deed Restricted housing units: 60
Total Deed Restricted housing units: 986
Percentage of Senior Deed Restricted housing units: 6%

13) *The amount of any excess surplus, the amount of time the successor has had the excess surplus, and the plan for eliminating the excess surplus.*

The amount of excess surplus for this reporting period is \$1,163,876.09. The plan to eliminate that surplus is to expend those funds on new affordable housing development/s in the coming fiscal year that are currently under contract with the City.

14) *An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of moneys from the LMIHAF pursuant to subdivision (f) of California Health and Safety Code Section 33334.3. The inventory shall include:*

- a. The number of those units: 70 Total
- b. The number of units lost in the last fiscal year: 4 Total

Shared Equity Loan Program = 2
Down Payment Assistance Loan Program = 0
Neighborhood Conservation Loan Program = 2

The reason for those loses: Loans were paid off or forgiven per the loan terms.

- a. *Funds returned to the housing successor as part of an adopted program that protects the former Agency's investment of moneys from the LMIHAF in the last fiscal year: \$236,271 principal and \$43,367 interest.*
- b. *Whether the housing successor has contracted with any outside entity for the management of the units, and, if so, identity of the entity:* The housing successor has not contracted with any outside entity.

City of Vacaville, as Housing Successor
Status Update on Real Property per Health & Safety Code Section 33334.16
February 1, 2012 - June 30, 2021

Legal Title and Description	Date of construction or acquisition by the former RDA	Date of transfer to City, as Housing Successor	Status Update:
301 HAZEL STREET	07/25/96	09/05/12	*7/2014 - Sold to low income qualified homebuyer
POWELL/HOMENTOWSKI	06/14/93	09/05/12	*12/1/2016 - Property sold for development of affordable housing.
581 AND 585 ROCKY HILL ROAD	11/03/92	09/05/12	*11/2014 - Sold for development of a community garden serving families in deed-restricted affordable housing in the area. Sales proceeds were deposited into the Low and Moderate Income Housing Asset Fund.
ROCKY HILL ROAD/BROWN STREET - SPRR ROW/NEADE	08/29/95	09/05/12	*12/2016 - This 20' railroad right away was transferred to the City and developed as a community trail serving families in the neighborhood including deed-restricted affordable housing in the area.
701 MASON STREET	11/12/97	09/05/12	*03/28/17 - The City entered into a Disposition and Development Agreement (DDA) with BAU Bay Area Urban Development LLC for development. *04/10/2018 - The City entered into a Amended and Restated Disposition Development Agreement (ARDDA) with BAU Bay Area Urban Development LLC for development of the E. Main District
707 MASON STREET	11/12/97	09/05/12	
709 MASON STREET	11/12/97	09/05/12	
701 CATHERINE STREET-702 & 700 1/2 E MAIN	05/31/00	09/05/12	
343 WILSON STREET	07/18/00	09/05/12	
106 BUSH STREET	01/15/01	09/05/12	
324 WILSON STREET	07/20/01	09/05/12	
331 WILSON STREET	07/12/01	09/05/12	
325 WILSON STREET	11/20/01	09/05/12	
712 E MAIN STREET	03/28/02	09/05/12	
713 CATHERINE STREET	12/26/02	09/05/12	
201 MCCLELLAN STREET	05/27/04	09/05/12	
240 DEPOT STREET/219 MCCLELLAN STREET	08/27/03	09/05/12	
729 AND 731 CATHERINE STREET	03/10/04	09/05/12	
718 E MAIN STREET	01/22/03	09/05/12	
725/727 CATHERINE STREET	12/29/05	09/05/12	
207 MCCLELLAN STREET	03/01/07	09/05/12	
130 BUSH STREET	03/20/07	09/05/12	
337 WILSON STREET	10/31/00	09/05/12	
712 CATHERINE STREET	N/A	4/22/2013	
719 CATHERINE STREET	01/31/07	09/05/12	
220 SHASTA DRIVE	12/02/03	09/05/12	*07/2021 - Sold for development of affordable senior housing.
140 DEPOT STREET	04/25/07	09/05/12	*6/2016 - The City demolished blighted buildings in order to prepare the site for future development. *1/27/17 - The City released a Request for Proposals for development of the properties to the General Plan zoning designation of mixed use. The City selected a developer, but was not able to come to agreement on the final project. The City continues to accept proposals submitted for the site.
150 DEPOT STREET	02/01/07	09/05/12	
205 BENNETT HILL DRIVE	07/09/07	09/05/12	*3/2014 sold for development of 64 affordable apartment units.
255 BENNETT HILL COURT	07/29/11	09/05/12	
1373 CALLEN STREET	06/27/06	09/05/12	*2/2015 sold for development of 66 affordable apartment units.
1444 CALLEN STREET	06/27/06	09/05/12	
1355 CALLEN STREET	09/01/06	09/05/12	
1385 CALLEN STREET	09/01/06	09/05/12	
1391 CALLEN STREET	09/22/06	09/05/12	
1408 CALLEN STREET	09/28/06	09/05/12	
1413 CALLEN STREET	09/28/06	09/05/12	
1414 CALLEN STREET	12/26/06	09/05/12	
1419 CALLEN STREET	09/28/06	09/05/12	
1449 CALLEN STREET	09/25/06	09/05/12	
1455 CALLEN STREET	09/25/06	09/05/12	
1443 CALLEN STREET	01/16/07	09/05/12	
1437 CALLEN STREET	01/16/07	09/05/12	
1438 CALLEN STREET	03/01/07	09/05/12	
1367 CALLEN STREET	10/15/07	09/05/12	
1432 CALLEN STREET	10/19/07	09/05/12	
1425 CALLEN STREET	01/24/08	09/05/12	
1431 CALLEN STREET	02/22/08	09/05/12	

ORANGE TREE CIRCLE	02/27/07	09/05/12	*03/29/17 - Sold for development of parking for a 130 room hotel development adjacent to the property. Sales proceeds were deposited to the Low and Moderate Income Housing Asset Fund.
149 SCOGGINS COURT	07/06/07	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. These properties are proposed to be sold in order to generate funds for other affordable housing projects/programs/activities. *6/11/19 - The City updated the Housing Disposition Strategy to develop these properties for affordable housing. 9/22/20 - City Council approved an Exclusive Negotiating Rights Agreement (ENRA) with Solano-Napa Habitat for Humanity to negotiate a disposition and development agreement for an affordable homeownership housing development.
131 SCOGGINS COURT	10/31/08	09/05/12	
137 SCOGGINS COURT	10/31/08	09/05/12	
143 SCOGGINS COURT	10/31/08	09/05/12	
1021 E MONTE VISTA AVENUE	10/31/08	09/05/12	
1031 E MONTE VISTA AVENUE	10/31/08	09/05/12	
1035 E MONTE VISTA AVENUE	10/31/08	09/05/12	
719 MARKHAM AVENUE (APN 0130-010-250)	10/31/08	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. This property is proposed for future development/sale. *6/11/19 - The City updated the Housing Disposition Strategy. There was no change in the anticipated use for this property.
719 MARKHAM AVENUE (APN 0130-010-070)	10/31/08	09/05/12	*04/2015 - Property sold to the City's Community Development Block Grant Program. Sales proceeds were deposited into the Low and Moderate Income Housing Asset Fund.
267 BENNETT HILL COURT	06/19/08	09/05/12	*3/2012 sold for development of a 48 bed homeless facility.
VANDEN ROAD	12/27/02	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. This property is proposed to be sold for affordable military housing and market rate ownership housing.
SURPLUS LAND FR FIRE STATION 1	03/28/94	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. This property was proposed for a portion to be sold for a community room serving the adjacent deed-restricted affordable housing complex and a portion to be sold for neighborhood commercial. *6/11/19 - The City entered into an Exclusive Negotiating Rights Agreement (ENRA) with Eden Housing Inc. for development of the property for affordable housing and an onsite community room to serve the adjacent affordable apartments. 7/28/20 - City entered into a Disposition, Development and Loan Agreement (DDLA) with Eden Oak Grove Investors LP for development of rent restricted housing.
BUCK-ELDRIDGE SOCIAL SERVICE CENTER - SUITES 1-5	07/01/92	09/05/12	These suites are occupied by the Vacaville Housing Authority and Solano County Housing Authority who administer the Section 8 Housing Choice Voucher Programs, providing rental subsidy assistance to approximately 1,519 very-low and extremely-low income households annually.
112-124 BROWN STREET	09/16/04	09/05/12	*04/2015 - Property sold to the City's Community Development Block Grant Program. Sales proceeds were deposited into the Low and Moderate Income Housing Asset Fund. 6/26/18 - Property sold to Solano County through a property exchange agreement for transfer of Solano County property owned on Merchant Street.
SCOGGINS PARCELS (GRND LSE. W/ LINCOLN CORNERS)	4/7/00-10/19/01	09/05/12	*10/2001 entered into long-term ground lease with Vacaville Depot Limited for 134 units of affordable housing with a 20 year affordability agreement.

REDEVELOPMENT AGENCY IMPLEMENTATION PLAN

**FIVE YEAR PROGRAM OF GOALS AND
EXPENDITURES TO ACHIEVE GOALS**

JULY 1, 2009 THROUGH JUNE 30, 2014

**REDEVELOPMENT AGENCY OF THE
CITY OF VACAVILLE**

prepared by

Department of Housing and Redevelopment

(707) 449-5660

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I. INTRODUCTION

AB 1290, passed in 1993, requires all California Redevelopment Agencies to prepare a Redevelopment Implementation Plan (Plan) to include Redevelopment goals, programs, and planned expenditures over a five year period. Justification for how program expenditures will eliminate blight in the project area(s) must be provided. In addition, AB 1290 requires that for the housing portion of the Plan, the goals, programs, and planned expenditures to expand and improve the supply of affordable housing be included for a five year period and that projections of goals and expenditures be made for an additional five years. Vacaville has two Redevelopment Areas, the Vacaville Community Redevelopment Area established in 1982, and the I-505/I-80 Redevelopment Area established in 1983.

This is the fourth Redevelopment Implementation Plan and covers the period July 1, 2009-June 30, 2014. The first Plan covered the period July 1, 1994-June 30, 1999; the second covered the period July 1, 1999-June 30, 2004, and the third covered the period July 1, 2004-June 30, 2009. This Redevelopment Implementation Plan is being prepared and adopted in accordance with State Health and Safety Code Section 33490 and related sections, which outline the purpose and requirements of the Implementation Plan.

One of the greatest challenges facing the Agency is the State's efforts to balance its budget through the Educational Revenue Augmentation Fund (ERAF). Through AB 26 4X, as part of the State's 2009-2010 budget package, Vacaville will be required to pay approximately \$9.5 million in FY 2009-2010 and \$1.9 million in FY 2009-2010 for the ERAF. Approximately \$1.9 million will be borrowed from the Low Income Housing Fund. The shifting of local Redevelopment funds to the State will greatly affect Vacaville's ability to undertake projects and activities to further eliminate blight, increase economic vitality, and expand and improve the supply of affordable housing.

The Redevelopment Agency of the City of Vacaville (Agency) was created when the City of Vacaville (City) adopted Ordinance No. 1090 on December 23, 1980. The City and Agency formed Vacaville's two Redevelopment Areas in 1982 and 1983. At the time the areas were formed, it was decided by the City Council that the Agency would not have the power of eminent domain, and the Agency has never had this power. There was a deadline of January 1, 2004 to incur debt which was eliminated in November of 1993, as allowed by SB 211.

The ordinances that established the Redevelopment Areas have been amended from time to time to extend time limits, to remove the deadline for incurring debt, and to increase the amount of tax increment that can be collected for the I-505/I-80 Redevelopment Area. The time limits for each Area are as follows:

Vacaville Community Redevelopment Area

Maximum Time to Carry Out Activities: June 28, 2025
Maximum Time to Repay Debt: June 28, 2035

I-505/I-80 Redevelopment Area

Maximum Time to Carry Out Activities: July 12, 2026
Maximum Time to Repay Debt: July 12, 2036

There are cumulative caps on the amounts of tax increment that can be collected by the Redevelopment Agency. These limits are \$200,000,000 for the Vacaville Community Redevelopment Area and \$1,500,000,000 for the I-505/I-80 Redevelopment Area.

II. REDEVELOPMENT'S ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

Since the Redevelopment Plans were adopted in 1982 and 1983, the Agency has achieved many of its objectives to address blight and increase economic vitality. Property values, sales tax, and jobs have dramatically increased. Through Redevelopment, property values increased which generate more property tax to the Redevelopment Areas now and to the City when the areas expire. The assessed property values in the two Areas increased from \$172 million in 1982-1983 to over \$4 billion in 2008-2009, an increase of over 2,236.6% in twenty-six years. Sales tax from businesses within the two Redevelopment Areas increased from \$2.7 million in 1990 to \$8.8 million in 2008, an increase of 226% in eighteen years. By revitalizing older retail/commercial areas and creating new retail/commercial opportunities, Redevelopment funds have been used to keep shopping and dining dollars in Vacaville. Redevelopment has resulted in significant job creation, including retail, service, office and/or manufacturing jobs. From 2004-2009, over 3,000 permanent jobs (construction jobs were not counted) were created bringing the total number of jobs created through Redevelopment activities to over 13,000 permanent jobs since the Agency was created. The majority of these jobs were in the retail, wholesale, and manufacturing fields.

Accomplishments during July 1, 2004 through June 30, 2009 of the five year plan include the following:

A. Land Acquisition, Disposition and Development:

1. Purchased additional properties within the Opportunity Hill area and 2.68 acres on Orange Tree Circle.
2. Entered into Disposition and Development Agreements with private developers and disposed of the following properties:
 - a. A 70,000 square foot parcel was sold to Allison Parkway II, LLC for the development of retail and restaurant facilities,
 - b. 6 acres was sold to Bethany Lutheran Church for the development of a private elementary school, and
 - c. 37 acres were sold to Nut Tree Associates for Phase I of a two-phased development which includes retail, restaurants, and a plaza featuring the Nut Tree train and rocking horses and a carousel.

B. New Office, Commercial and Industrial Development

Redevelopment has encouraged the development of "magnet" shopping areas such as the Nut Tree, the Factory Stores, Vacaville Commons, and the Auto Mall which provide shoppers with greater selection and encourage regional shoppers to come to Vacaville to meet their shopping needs in one trip. During the past five years, almost 2.5 million square feet of new non-residential development valued at over \$217 million were completed. This included the following major businesses which located or expanded in Vacaville's two Redevelopment Areas:

Vacaville Community Redevelopment Area:

Non-residential construction valued at over \$13 million were either constructed, expanded or improved including the Mason Street office building, Mirage Salon & Spa, CMT Credit Union, Kappel & Kappel, All Things Beauty, Pacific Services Credit Union, Kirkpatrick Building, Millenium Center Day Spa, Birthday Building, Roth & Miller Realty, Goodwill, Conner Chiropractic, Los Reyes Restaurant, Dassah Office Conversion, State Farm Insurance, Gallery of Fireplaces, Studio 13, Fuso Restaurant, Fleet Feet, Placer Title, Pure Grain Bakery, Wok and Roll, Davita Dialysis, Aquilla Meat Market, Afroditas Salon De Belleza, JL Custom Tile, Swirl Yogurt, Downtown Gowns and Formal Wear, Hair by Erasmo, Vasquez Deli, Tokyo Grill, Slim & Tone, Dr. Craig Carlson, Turbo Tans, and Exhale Yoga & Pilates Center.

The Downtown Loan Program was utilized to rehabilitate two key buildings – the State Farm and Denham buildings.

I505/I80 Redevelopment Area:

Non-residential construction valued at over \$204 million were constructed, expanded or improved including improvements/expansions at Genentech, Alza, Chiron, Kaiser Hospital, State Farm Insurance Fund, Comfort Suites Inn, Popeye's Chicken, Winco Foods, Super Save Wine & Spirits, Buzz Oates warehouses, Vacaville Industrial Building, two Cotting Lane commercial warehouses, King's Buffet, Community Medical Centers, Treza, Movado, Zales Outlet, BCBG Maxazria, Welcome Home, Timberland, J Crew, Kohl's, Sprig Circuits, and Ultra Diamond buildings.

Construction totals include Tenant Improvements completed in the I505-I80 Redevelopment area including: Community Medical Centers, Consonus Pharmacy, Solano Eye Specialists, New Balance Shoes, Butterfly Life, Clark Pest Control, Epicenter Systems, Guess, Calvin Klein, Solano Plastic Surgery, Inc., Outfit Paintball, Rave, H & R Block, Restoration Hardware, New Millennium Medispa, CSI, Ultra Diamond, Carpets & More, Cole Haan, Rockford Footwear Depot, Crocs, Borders, Old Navy, Jelly Belly, Winco Foods, Super Save Wine & Spirits, Buzz Oates warehouses, Aeropostale, Calvin Klein, Wet Seal, King's Buffet, Jamba Juice, Rubio's Fresh Mexican Grill, and Spice Thai Kitchen & Bar.

C. Infrastructure Improvements: The following projects were completed during the July 1, 2004- June 30, 2009 planning period:

- Within the Community Redevelopment Area:
 1. Mason Street Widening Project
 2. Monte Vista Ave./Dobbins St. Improvements

- Within the I505/I80 Redevelopment Area:
 1. Davis/Bella Vista Road Re-alignment and Park and Ride Lot
 2. Leisure Town Overcrossing
 3. Nut Tree Overcrossing
 4. Nut Tree Assessment District Infrastructure Improvements
 5. East Monte Vista/Crocker Drive Sewer Main
 6. East Monte Vista Widening Project
 7. Vaca Valley Parkway Widening Project

D. Enhancement/Expansion of Public, Health, Recreation, and Education Facilities

Public improvement projects completed in the Redevelopment Areas include:

- The Davis Street archway sign was completed.
- Town Square Plaza was constructed and furnished with outdoor seating and a shade structure was added to the stage.
- Town Square Library was constructed and additional parking was created behind Town Square Plaza, on School Street and on Kendal Street.
- The School Street Bridge was rehabilitated.
- The Old Town Hall was painted.
- The McBride Senior Center Restroom Renovation Project for ADA compliance was completed.
- The new Police Department building at City Hall was constructed.
- Additional lighting and a new irrigation system was installed in Andrews Park.
- Improvements were made to the trail system at Centennial Park.
- The Great Wonders Playground at Andrews Park was redeveloped to be safer and larger.
- Supported the Downtown Vacaville Business Improvement District (DVBID) which uses assessments collected and matching funds from the Redevelopment Agency to carry out activities to promote Downtown including entertainment, special events, marketing, and decorations to improve the Downtown.
- In addition, a TLC Planning Grant was secured to fund a public outreach program designed to solicit public information regarding potential new transit and pedestrian infrastructure projects focused in the eastern area of the historic downtown area. The Agency is now working toward the completion of a development, infrastructure, and rehabilitation project on approximately 7 acres on the eastern portion of Downtown Vacaville, on "Opportunity Hill." The area which will be mixed use with an emphasis on housing qualified for designation as a FOCUS area and is eligible to receive a technical assistance grant for transit oriented development. A Master Plan for the area and traffic and parking study for the area were developed.

E. Payments of Shared Revenues, Project Debts, and Service Contracts with the City:

Redevelopment funds are used to pay County Pass-Through commitments, debt service for bonds/loans/assessments for Redevelopment Projects, and administration and planning services provided by the City.

III. GOALS AND OBJECTIVES FOR THE NEXT FIVE YEARS

This Redevelopment Implementation Plan reaffirms the goals and objectives to eliminate and prevent the spread of blight and deterioration, increase economic vitality, improve recreation and cultural opportunities, increase the quality of life, and expand and conserve the supply of affordable housing.

- Redevelopment of land by private enterprise or public agencies for uses in accordance with the Redevelopment Plans.

- Conservation and expansion of the supply of affordable housing.
- Rehabilitation of structures and improvements by present owners, their successors, or the Agency.
- Acquisition of property.
- Disposition of property through land sale contracts and Development and Disposition Agreements.
- Demolition or removal of buildings and improvements, including toxic/hazardous waste studies and remediation and site preparation.
- Management of any property acquired by the Agency for uses in accordance with the Plan(s).
- Participation in financing mechanisms designed to attract new industrial and commercial development and affordable residential development into the Project Area(s).
- Installation, construction, or reconstruction of streets, utilities, and other public improvements.
- Expansion and/or enhancement of public, semi-public, institutional and nonprofit uses including, but not limited to parking, open space, park and recreational facilities, libraries, hospitals educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations.
- Providing for participation by owners and tenants presently located in the project area by extending reasonable preferences to remain or relocate within the redevelopment areas.
- Relocation assistance to residential and nonresidential occupants desiring to be relocated.

These goals remain the major focus of efforts to be carried out in the Project Areas. To accomplish these goals the Agency will carry out a variety of projects including revitalizing the core, historic Downtown; removing blighting influences; conserving and expanding the supply of affordable housing; upgrading the appearance, seismic safety, and functionality of existing buildings; facilitating the assembly and development or redevelopment of key parcels; improving the gateways to the Areas; assisting in the provision of public improvements and adequate traffic circulation, reducing impacts and eliminating hazards; increasing parking; increasing the intensity of development of underutilized sites; improving the physical environment for shoppers and tourists; working to maintain scenic and visual amenities; enhancing pedestrian movement between the Downtown and recreation, office, and residential sites; maximizing opportunities for the continuation, revitalization, and expansion of existing commercial enterprises; assisting in attracting businesses to the area by supporting cultural and recreation activities, festivals, and special events; protecting residential neighborhoods from activities which produce excessive noise, air pollution, odor and through traffic; working to eliminate incompatible land uses in residential neighborhoods; improving public facilities; and, working to strengthen and improve neighborhood-supporting commercial areas.

IV. HOW THE GOALS, OBJECTIVES, PROGRAMS, AND EXPENDITURES WILL ELIMINATE BLIGHT

Both Project Areas are physically and economically blighted and redevelopment is necessary to effectuate the public purposes declared in the California Community Redevelopment Law

(Health and Safety Code Section 33000 et seq.). The stated goals for blight elimination in the Vacaville Community Redevelopment Area and the I-505/I-80 Redevelopment Area are as follows.

- A. Eliminate blighting influences in the Project area, including deteriorating buildings, obsolete structures, flood hazards, inadequate infrastructure, and other environmental, economic, and safety deficiencies; and improve the overall appearance of buildings, streets, parking areas, and other facilities, both public and private.
- B. Provide adequate streets, curbs, gutters, drainage facilities, utilities, underpasses, overpasses, and streetlights; and permit improved pedestrian and/or vehicular circulation in the Project area.
- C. Strengthen retail and other commercial functions.
- D. Strengthen the economic base of the Project area and the community by removing nonconforming uses, combining existing parcels and installing needed site improvements in the industrial areas to stimulate new commercial and industrial expansion, employment, and economic growth.
- E. Provide adequate land for parking, circulation, and open space.
- F. Enhance the role of the City by strengthening civic, community, and cultural functions.
- G. Preserve artistically, architecturally, and historically worthwhile structures and sites.
- H. Establish and implement performance criteria to assure high site design standards, environmental quality, and other design elements to provide unity and integrity to the entire Project.
- I. Strengthen and upgrade existing residential uses.
- J. Cause the underground placement of unsightly overhead utility lines.
- K. Address inadequate ventilation, light, privacy, sanitation, open spaces, or recreation activities.
- L. Address lots of irregular form, shape, and inadequate size as well as faulty interior arrangement and exterior spacing.

Each proposed program or project meets one or more of these blight elimination factors as identified on the Table on Page 8.

V. SPECIFIC PROGRAMS, POTENTIAL PROGRAMS, AND ESTIMATED EXPENDITURES

The following chart shows specific programs, potential projects, and estimated expenditures (excluding affordable housing projects which are addressed below) to be undertaken with Redevelopment Agency funding over the next five years. Some of the activities will be carried out with proceeds from bonds which are being repaid with Redevelopment Tax Increment funds.

SPECIFIC PROGRAMS, POTENTIAL PROGRAMS, AND ESTIMATED EXPENDITURES

(JULY 1, 2004 - June 30, 2009)

<u>PROGRAMS</u>	<u>COMMUNITY REDEVELOPMENT PROJECT</u> (\$ in millions)	<u>VACAVILLE I-505/80 REDEVELOPMENT PROJECT</u> (\$ in millions)	<u>TOTAL</u> (\$ in millions)	<u>BLIGHT ELIMINATION FACTOR(S)</u>
A. <u>Land Acquisition, Land Write-Downs, Development and Disposition.</u> Land purchase, project planning and development under agreements with the private sector including Genentech and the developers of the Opportunity Hill area and the former Nut Tree site, and other land assembly for Redevelopment.	3.3	21.3	24.6	A, C, D, E, F, G, H, I, J, K, L
B. <u>Infrastructure Improvements</u> Roadway, gateway, sewer, water, and drainage improvements including gateways and traffic circulation projects.	3.3	6.8	10.1	A, B, C, D, E, F, H, J
C. <u>Public Facility Expansions/Enhancements</u> Buildings and park enhancements.	2.5	7.2	9.7	A, B, E, F, G, H, L
E. <u>Payments of Shared Revenues</u> Pass Throughs/tax administration, tax repayments.	21.6	107.7	129.3	
F. <u>Payments of Project Debts/Assessments/Participation Agreements</u>	9.8	9.3	19.1	
G. <u>Service Contracts with City</u> Including Agency Property Management, Market Accessibility, and Relocation Assistance.	5.2	14.8	20.0	
TOTAL	<u>45.7</u>	<u>167.1</u>	<u>212.8</u>	

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VI. IMPLEMENTATION OF LOW- AND MODERATE-INCOME HOUSING SET-ASIDE AND HOUSING PRODUCTION REQUIREMENTS

A. Low- and Moderate-Income Housing Fund Requirements

California Redevelopment Law (CRL) requires that 20% of tax increment generated in Project Areas be used for the purposes of increasing or improving the community’s supply of very low-, low-, and moderate-income housing. State law mandates redevelopment agencies use housing set-aside monies in a timely manner and also stipulates that agencies may not retain “Excess Surplus” in their set-aside housing funds. (“Excess Surplus” is defined as the amount of an Agency’s Housing Fund in excess of \$1 million, or the amount in the fund in excess of the aggregate contribution of the prior four-year period).

When the Vacaville Redevelopment Project Areas were formed, findings were made, and are reaffirmed through this Implementation Plan, that low- and moderate-income housing needs exist throughout the City and are not limited to the Redevelopment Areas. Therefore, the 20% set-asides from each area are combined into one city-wide Low- and Moderate-Income Housing Fund (LIHF) to meet the city-wide housing need. The LIHF balance on June 30, 2009 was \$6,924,860. Tax increment totaling \$39.1 million will be deposited into this fund over the five-year period covered by this Plan. In addition, \$6.2 million of bond proceeds will be used for affordable housing. The carry-over, tax increment, and bond proceeds total \$52.3 million. Of this amount, \$1.9 million will be loaned to the Redevelopment Agency to pay a portion of the Supplemental Education Revenue Augmentation Fund loan required as part of the FY 09-10 State Fiscal Budget under AB26 4X.

Under CRL, the Agency must target set-aside expenditures in accordance with an income proportionality test, an age restriction proportionality test, and a housing production (inclusionary) requirement. These requirements must be met between January 1, 2002 and December 2014, and then until the termination of the Project Areas. These tests do not have to be met on an annual basis.

1. Income Proportionality Test & Housing Need

The income proportionality test requires the Agency target set-aside expenditures to the relative percentage of unmet need for very low-, lower-, and moderate-income units, as defined in the City’s most recently approved Housing Element. Based upon the City’s 2009 Housing Element, the Agency’s minimum required allocation (as determined by the Association of Bay Area Governments (ABAG)) during the next five years for the \$46 million that will be available for very low-income, lower-income, and maximum moderate-income housing expenditures are:

<u>Income Categories</u>	<u>ABAG Units</u>	<u>Fair Share %</u>		<u>LIHF Requirement</u>	<u>LIHF Allocation</u>
Very Low-Income	1,222	42.1%	At least	\$22.1 m	\$ 22.5 m
Lower-Income	515	17.8%	At least	\$ 9.3 m	\$ 27.3 m
Moderate-Income	<u>1,164</u>	40.1%	No more than	\$20.9m	<u>\$ 2.9 m</u>
Total:	2,901				\$ 52.3 m

The Agency is allocating more funds to meet the needs of very-low and lower income households than is required.

2. Expenditures on Senior Citizen Projects

Under CRL, the age restriction proportionality test requires that the maximum percentage of set-aside funds that an agency can allocate to senior housing is limited to the percentage of residents within the City that are 65 years of age and older, as reported by the most recent census of the U.S. Census Bureau.

According to Census 2000 data, there were 7,320 Vacaville residents age 65 years or older, which represents 8.265% of Vacaville's population of 88,625 in 2000. Therefore, in order to meet the age restriction proportionality test requirements under CRL, the maximum percentage of Redevelopment Agency funds that can be used to assist age restricted housing projects in Vacaville is 8.2%. If \$52.3 million is available for the LIHF over the next five years, no more than \$4,322,595 could be spent on senior restricted housing.

3. State Housing Production (Inclusionary) Requirement

California Redevelopment Law (CRL) requires the production of a minimum number of affordable units based upon the number of new housing units developed in Redevelopment Areas.

- If the Agency undertakes development or rehabilitation projects, 30% of the housing must be affordable to low- and moderate-income households. Of those units, 50% must be affordable to very low-income households. (The Agency does not undertake development or rehabilitation on its own, but instead works with other entities in exchange for affordability covenants.)
- Where the Agency does not directly develop or substantially rehabilitate units, at least 15% of all new or substantially rehabilitated units in a Project Area must be affordable to low- and moderate-income households. Of those 15% units, 40% must be affordable to very low-income households. (The Agency has provided subsidies to other entities, and therefore these "Inclusionary" requirements must be met.)

A two for one counting of affordable units is allowed if they are created or substantially rehabilitated outside of the Redevelopment Areas. In order to count toward meeting the inclusionary requirement, a unit must have a recorded affordability agreement for the longest feasible time. Effective January 1, 2002, the minimum requirement is 45 years for for-sale housing and 55 years for rental housing.

From July 1, 1999-June 30, 2009, 5,048 housing units were developed in the Redevelopment Areas. It is estimated that an additional 400 units will be developed during the life of the Redevelopment Areas. The total number of existing and projected housing units is 5,448. Therefore, 15% of the 5,448 units or 818 units must

be affordable to very low-, low-, and moderate-income households. Further, 40% of the 818 units or 328 units must be affordable to very low-income households.

The Agency has already assisted 1,223 units with affordability restrictions (see **Table A on Page 17: Units Counting Toward Inclusionary Housing Requirements**). Of this number, 679 were new construction and 544 were acquisition and substantial rehabilitation.

463 units within the Redevelopment Areas are counted one for one. Because each of the 760 units developed outside the areas are counted as one-half unit, the Agency may count 379 of these outside units. Therefore, a total of 842 units (463 inside and 379 outside) are counted toward meeting the requirement. Of the 842 units, 271 units or 32% are affordable to households with very low-incomes, 548 or 65% are affordable to lower-income households, and 23 or 3% are affordable to moderate-income households. The minimum number of units required to have affordability restrictions (45 years for ownership units and 55 years for rental units) is 818, 328 of which must be affordable to households with incomes below 50% of the local area median income.

The chart below illustrates the State mandated goals, progress made thus far to meet the goals, and units to be developed over the next 5 and 10 years.

	State Mandated <u>Requirement</u>	1982-2004 Units <u>Achieved*</u>	Required Units <u>Remaining</u>	Goal for First <u>5 Years</u>	Goal for Second <u>5 Years</u>
<u>Affordability Target</u>					
<i>Below 120% AMI:</i>	818	842	0	350	282
<i>Below 50% AMI:</i>	328	271	57	64	45

Table B on Page 18, Inclusionary Requirement History provides a breakdown of completed and projected housing units by income level.

It is anticipated that the State Inclusionary Requirement will be met by the end of the first five year planning period. Table C on Page 19 shows the housing goals for 7/1/2009 – 6/30/2014 and 7/1/2014 – 6/30/2019.

State law (California Health and Safety Code, Section 33413) also requires the replacement of low- and moderate-income housing when an agency causes the removal of such housing as part of its redevelopment activities. Within four years of removal, redevelopment agencies are required to develop replacement dwelling units for low- or moderate-income households, in numbers equal to those eliminated. If dwelling units are destroyed or removed, 100% of the replacement dwelling units must be available at affordable housing cost to persons in the same or a lower income category, as the persons displaced from those destroyed or removed units. Replacement units will be located throughout the city, and replacement units are and will be tracked for comparable affordability.

For each project requiring relocation, a Relocation Plan in accordance with California Government Code, Section 7260, must be adopted by the Vacaville City Council. A list of units counted for replacement by address and bedroom size is maintained by the Vacaville Redevelopment Agency. Replacement housing does not require the approval of the voters pursuant to Article 34 of the California Constitution.

B. Housing Accomplishments During the July 1, 2004 – June 30, 2009 Planning Period

During the last planning period, July 1, 2004 – June 30, 2009, the Agency had a carry-over of \$2.6 million and \$30.8 million of tax increment was deposited into the Low Income Housing Fund. The Agency used the \$33.4 million to assist with the new construction of Vacaville Senior Manor (60 units) and the Vasquez Deli Units (2 units). All 62 newly constructed units are within the Redevelopment Areas and count as inclusionary units. The Vacaville Senior Manor Units are affordable to senior households with incomes below 60% of the local median income. The two units over the Vasquez Deli are affordable to households with incomes below 80% of the local median income. During the last planning period, the Agency assisted Vacaville Community Housing (VCH), a local non-profit entity, to acquire and rehabilitate the Vacaville Highlands Apartments (11 units) and the Meadows Court Apartments (51 units). All 62 acquisition and rehabilitation units are located outside the Redevelopment areas; therefore, only half of them qualify to be counted as inclusionary units. Of the 62 units, 6 are affordable to households with incomes below 50% of the local median income, and 56 are affordable to households with incomes below 800% of the local median income.

In addition, the Agency issued \$18 million of housing bonds for the acquisition and rehabilitation of substandard rental units. \$12.5 million of the bond proceeds were used to acquire 74 rental units during the 7/1/2004 – 6/30/2009 planning period. These units will be rehabilitated during the 7/1/2009 - 7/30/2014 planning period.

During the last planning period, the Agency also provided 51 loans totaling \$1.8 million to owner-occupants to rehabilitate their homes, provided 58 loans totaling \$.6 million to households to pay closing costs and make down payments on their first homes, and provided 47 shared equity loans totaling \$3.1 million to households to purchase their first homes.

C. Affordable Housing Strategy, Low- and Moderate-Income Housing Fund Accomplishments, and Future Projects

Since 1988, the Redevelopment Agency has used its Low- and Moderate-Income Housing Fund (LIHF) to conserve and expand the supply of affordable housing in Vacaville. A variety of funding sources are used to leverage LIHF projects. These sources include mortgage revenue bonds, tax credits, the HUD-funded and HCD-administered HOME Investment Partnership Program, the Community Development Block Grant (CDBG) Program, and repayments from the Rental Rehabilitation Program, Small Cities CDBG revolving loan funds, private grants, and owner contributions. The City of Vacaville was recently awarded Neighborhood Revitalization Program funds to address the effect of the high number of vacant, foreclosed properties on the community.

The Agency's affordable housing strategy is to use its LIHF to increase, improve, and conserve the supply of affordable housing for very low-, low-, and moderate-income households through a

variety of programs. These programs include below market residential rehabilitation loans, loans to subsidize rents, first time home buyer down payment assistance loans, landbanking property for affordable housing development, and assistance to housing developers to acquire, rehabilitate, and construct affordable housing.

Below is a listing and short description of the various housing programs funded through the LIHF to address Vacaville's affordable housing needs. For each activity, achievements and direct expenditures for the last five-year planning period are stated as well as the goals and anticipated expenditures for the next two five-year planning periods.

1. **Multi-Family New Construction**

Highlights of the accomplishments the Vacaville Redevelopment Agency has made working with nonprofit organizations developing new construction affordable housing since the mid 1980s are as follows:

a. **Multi-family Mortgage Revenue Bond Financed Apartments** -The Agency assisted in the financing of 195 apartments affordable to households with incomes below 80% of the local area median income during the mid 1980s at the following complexes:

The Sycamores	53 units
Hidden Creek	48 units
Quail Run	59 units
Spring Glenn	3 units

b. **Autumn Leaves Apartments**-These 56 apartments were developed for seniors with very low-incomes during the late 1980s.

c. **Lincoln Corner Apartments**-During 2002, VCH and Bay Development partnered with the Redevelopment Agency to begin construction of 134 new rental units in the Scoggins Court area by VCH and Bay Development. All of the units are affordable to families with incomes at or below 60 percent of the area median income.

d. **The Saratoga I and II Apartments** -These are senior complexes with 228 affordable units (108 and 120). Forty-eight of the units are affordable for seniors whose incomes are below 60%, 140 units are affordable at below 50%, and 40 units (20 at each complex) are set aside to assist seniors with incomes below 30% of area median. Agency loans of \$800,000 and \$566,000 were issued in 1999 and 2000 respectively.

e. **Vasquez Deli Apartments** - In July of 2005, two rental units were developed over the new Vasquez deli on East Main Street. The units are affordable to households with incomes below 80% of the local area median income. A loan of \$135,882.00 was provided for this project.

f. **Senior Manor Apartments** –In January 2009, the 60 unit senior apartment complex on Lawrence Drive was completed. The Agency provided loans totaling \$2,458,104 to cover the cost of the land, building permits, and development impact fees. The rents of 55 of the units will be affordable to those households with income below 60% of the area median income for 55 years, and five of the units will be affordable to those households with income below 50% of the area median income for 55 years.

From July 1, 2009-June 30, 2014, an estimated 231 new construction, multi-family units, of which 185 will count toward the inclusionary requirement, will be developed by non-profit developers for very low-, low-, and moderate-income households utilizing \$11 million dollars of Agency assistance. It is expected the Agency will provide \$13 million dollars of assistance to develop an additional 276 units, of which 178 will count toward the inclusionary requirement, during the second five year period (July 1, 2014-June 30, 2019). Most of this development will take place on property that the Agency has landbanked for affordable housing.

Landbanked Sites for Multi-Family New Construction:

The Agency purchased the following sites for the future development of affordable housing. The number and affordability of units anticipated for each property are as follows:

Vanden Road – It is anticipated that this 8.4 acre parcel on Vanden Road will be developed as 136 apartment/townhouses, with 10 units affordable to households with incomes below 50%, 56 units below 60%, and 70 units below 80% of the local area median income.

Orange Drive – It is anticipated that this 2.68 acre parcel on Orange Drive will be developed as 50 apartments, with 10 units affordable to households with incomes below 50%, and 40 units below 60% of the local area median income.

Shasta/Elmira - It is anticipated that this 2 acre parcel at the corner of Shasta and Elmira Road will be developed as 60 senior apartments, with all 60 units affordable to households with incomes below 60% of the local area median income.

Opportunity Hill – It is anticipated that approximately 7 acres of land assembled on the eastern side of downtown Vacaville will be developed as mixed use retail, office/commercial, and residential. Opportunity Hill will be developed in two phases, one in each planning period. It is anticipated that 170 apartments/townhouses and/or condominiums will be constructed, with 8 units affordable to households with incomes below 50%, 144 units below 80%, and 18 units below 120% of the local area median income.

2. Single-Family New Construction

Habitat for Humanity constructed 4 single-family homes for Vacaville families with very low-incomes. It is anticipated an additional 6 to 10 Habitat single-family homes will be completed in Vacaville during the next five years. Agency-owned land will be used for this project. The anticipated additional subsidy for this project is \$500,000.

The Agency owns seven parcels in the Scoggins/Markham area. It is anticipated that 10 single-family homes can be developed for households with incomes below 50% of the local area median income in the next five years. It is anticipated that the subsidy for this project will be \$500,000.

3. Multi-Family Acquisition and/or Rehabilitation

Through acquisition, rehabilitation, and/or reduced unit density, the Agency has provided loan funds to Vacaville Community Housing (VCH) to acquire and rehabilitate 387 apartment units. During the previous five year period, VCH developed an additional 291 units in partnership with Bay Development, at rents affordable to families with income at or below 60 percent of area median family income. Over 80 percent of these units are set aside for families with income at or below 60 percent of median family income. The project was financed with bond proceeds issued by the Agency and secured by project income and an Agency loan of \$2,458,104.

In 2006, the Agency issued bonds for the acquisition and rehabilitation of substandard apartments in the Callen Street neighborhood. By 2009, 74 apartments were acquired. The Agency conducted studies to determine the scope of work required to rehabilitate the units and will release a Request for Proposals (RFP) for ownership and management of the units as affordable housing.

Over the next five years, an additional estimated 150 units, all of which will count as inclusionary units, will be acquired and/or rehabilitated by non-profit developers for low- and moderate-income households. It is anticipated that the Agency will spend \$13.5 million on acquisition and rehabilitation activities over the next five years. It is anticipated that the Agency will assist another 128 units, of which 104 will count as inclusionary units, for \$13.5 million during the second five year period (July 1, 2014- June 30, 2019).

4. Owner-Occupied Rehabilitation Loan Program

The Neighborhood Conservation Program (NCP) program provides below market interest rate loans to rehabilitate units for very low-, low-, and moderate-income owner-occupants of single family. Repayments are deposited into the LIHF revolving loan fund. Due to the State's taking of Redevelopment funding for the Supplemental Education Revenue Augmentation Fund (S-ERAF), the NCP program was suspended in August of 2009; however it is assumed that this program will re-open as soon as funding stabilizes.

Since 1988, 142 NCP loans have been made to assist 88 owner-occupants to improve their homes. From July 1, 2004-June 30, 2009, 51 NCP loans totaling \$1,787,174 were made to rehabilitate owner-occupied units.

It is estimated that 30 loans totaling \$1.2 million will be funded to assist owner occupants during the 2009-2014 planning period, and an additional 30 loans totaling \$1.2 million will be funded to assist owner occupants during the 2014-2019 planning period.

5. First-Time Homebuyer Programs

Down Payment Assistance Loan (DPAL) Program:

Since its inception in 1994, this Agency program has assisted 816 families to purchase their first homes in Vacaville through the Down Payment Assistance Loan (DPAL) Program. Down payment loans of up to \$10,000 are available at below market rates and are deferred for five years. The loans may be used to for down payments and to pay closing costs. Repayments are deposited into the LIHF revolving loan fund and are used to fund additional down payment assistance loans. Due to the State's taking of Redevelopment funding for the Supplemental Education Revenue Augmentation Fund (S-ERAF), this program, and the NCP program mentioned above and the Shared Equity program mentioned below, were suspended in August of 2009. However, it is assumed that this program will re-open as funding stabilizes.

From July 1, 2004-June 30, 2009, DPAL loans totaling \$604,599 were issued to 48 qualifying Vacaville first-time homebuyers.

Shared Equity Loan Program:

The Shared Equity Loan Program was implemented in July of 2007 to assist families to purchase their first homes. At this time, housing prices were at their peak and borrowers needed larger loans than the DPAL program could provide. Initially the maximum Shared Equity Loan amount was \$75,000. When housing prices began to fall, the maximum loan amount was reduced to \$50,000. Each homeowner enters into a 45-year affordability agreement and agrees to share equity with the Agency in the event the home is sold. This program has funded 47 loans (one in the VCRA and 46 outside the Redevelopment Areas) totaling \$3,162,347.

It is expected an additional 100 loans totaling \$2.23 million dollars will be issued to first-time homebuyers for purchase of single-family homes in Vacaville from July 1, 2009-June 30, 2014. It is anticipated an additional 200 loans totaling \$3.5 million dollars will be issued to first-time homebuyers for purchase of single-family homes in Vacaville from July 1, 2014-June 30, 2019.

Table C on Page 19 sets forth the housing goals for the two planning periods, 7/1/2009 – 6/30/2014 and 7/1/2014 – 6/30/2019.

VII. REDEVELOPMENT IMPLEMENTATION PLAN APPROVAL PROCESS

The Public Hearing for approval of the Redevelopment Implementation Plan by the Redevelopment Agency is scheduled for December 8, 2009. The notice of the public hearing and availability of the Plan for public review will be published in *The Reporter* on November 16, 21, and 27, 2009, and posted at the following locations:

Vacaville Community Redevelopment Area: City Hall, Office of Housing and Redevelopment, Three Oaks Community Center, Town Square Library, and Downtown Vacaville Business Improvement District (DVBID)Office.

I-505/I-80: Vacaville Library, Ulatis Community Center, Police Sub-Station at the Factory Stores, and the Vacaville Conference and Visitors Bureau (VCVB) Office.

UNITS COUNTING TOWARD INCLUSIONARY HOUSING REQUIREMENTS

Housing Constructed/Rehabilitated with Affordability Restrictions:

Project	RDA/Outside RDA	Less than 30%	30% - 50%	50% - 60%	60% - 80%	80% - 120%	Total	Total Units Counting as Inclusionary	Below 50% Units Counting as Inclusionary
New Construction									
Autumn Leaves	Outside	56					56	28	28
Hidden Creek Apartments	Outside				48		48	24	24
Spring Glen Apartments	1505/80				35		35	35	
Quail Run Apartments	Outside				60		60	30	
Sycamore Apartments	Outside				52		52	26	
Saratoga Senior I	1505/80	20	88				108	108	
Saratoga Senior II	1505/80	20	52	48			120	72	
Habitat for Humanity	VCRA	4					4	4	
Vacaville Senior Manor	1505/80				60		60	60	
Vasquez Apartments	VCRA				2		2	2	
Vacaville Depot (Lincoln Corner)	VCRA	13	52	100	69		134	134	13
Total		40	213	100	326	0	679	571	225
Acquisition and/or Rehab:									
Project									
VCH I	Outside			12			12	6	
VCH II	Outside	5		39			44	22	
VCH IV	Outside	2		28			30	15	
VCH V	Outside			19			19	9	
VCH VI	Outside	5	5	38			48	24	
VCH VII	Outside	9	7	24		36	76	38	
VCH VIII	Outside	3	6	20		7	36	18	
VCH IX	Outside	1	1	3		3	8	4	46
VCH X	Outside	5	4	17	26		52	26	
Vacaville Highlands	Outside		3	4	4		11	5	
Meadows Court	Outside		3	18	30		51	25	
Vacaville Gables	Outside		3	62			65	32	
Vacaville Hillside Senior	Outside		3	12			15	7	
Vacaville Rocky Hill	Outside			8	2		12	6	
Vacaville Meadows	Outside	30	25	25	15		65	32	
Total		30	62	329	77	46	544	269	46

*The 30 units at 30% can float within the VCH projects except for VCH I and VCH V.

Shared Equity Loans	Outside	46
	VCRA	1
Total		47

TABLE A

TABLE B

Completed and Projected Inclusionary Units 1982/1983 to 6-30-2009						
	VCRA	I-505/I-80	Total			
No. of Units Constructed:	2,950	2098	5,048			
15% Affordability Required	443	315	758			
of 15%, 15% for below 50%	178	126	304			
No. of Units Projected:	2963	2485	5,448			
15% Affordability Required	445	373	818			
of 15%, 15% for below 50%	178	150	328			
	VCRA	I-505/I-80	Outside Areas	Total	Count Unit X 1/2 Outside Areas	Total No. of Units Counting as Inclusionary
Constructed (6/30/09):	0	0	46	46	23	23
80% - 120%	71	95	237	403	118	284
60% - 80%	52	48	329	429	164	264
50% - 60%	17	140	118	275	59	216
30% - 50%	0	40	30	70	15	55
Below 30%	140	323	760	1223	379	842
Total						
Projected 2009-2014						
80% - 120%	10	0	0	10	0	10
60% - 80%	40	0	0	40	0	40
50% - 60%	160	40	73	273	36	236
30% - 50%	30	10	18	58	9	49
Below 30%	10	0	10	20	5	15
Total	250	50	101	401	50	350
Projected 2014-2019:						
80% - 120%	8	0	0	8	0	8
60% - 80%	50	0	124	174	62	112
50% - 60%	74	0	86	160	43	117
30% - 50%	18	0	34	52	17	35
Below 30%	10	0	0	10	0	10
Total	160	0	244	404	122	282

TABLE C

HOUSING GOALS FOR 7/1/2009 - 6/30/2014 AND 7/1/2014 - 6/30/2019

Housing Projections 7/1/2009-6/30/14

Project	RDA/Outside RDA	Less than 30%	30% - 50%	50% - 60%	60% - 80%	80% - 120%	Total	Units Counting as Inclusionary
New Construction:								
Orange Drive	505/80		10	40			50	50
Shasta /Elmira	Outside			60			60	30
Sooggins	VCRA		10				10	10
Habitat for Humanity	Outside		10				10	5
Opportunity Hill Phase 1	VCRA			60	20	10	90	90
Other New Construction	Outside	10	8	13			31	15
Total		10	38	173	20	10	251	200
Acquisition and/or Rehab:								
Callen St. Acq./Rehab	VCRA	10	10	60			70	70
Other Acq. Or Rehab	VCRA	10	20	40	20		80	80
Total		10	20	100	20		150	150
Total		20	58	273	40	10	401	350

Housing Projections for 7/1/2009-6/30/14

Project	RDA/Outside RDA	Less than 30%	30% - 50%	50% - 60%	60% - 80%	80% - 120%	Total	Units Counting as Inclusionary
New Construction:								
Opportunity Hill Phase 2	VCRA		8	34	30	8	80	80
Vanden	Outside		10	56	70		136	68
Other	Outside			6	54		60	30
Total		0	18	96	154	8	276	178
Acquisition & Rehabilitation:								
Callen Stree/Bennet	Outside		24	24			48	24
Other Acq. Or Rehab	VCRA	10	10	40	20		80	80
Total		10	34	64	20		128	104
Total		10	52	169	174	8	404	282

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Attachment 3

Table 1: 2021 Annual Review of Housing Sites - Vacant Sites
Zoned for Medium, Medium High, High, and Urban High Density Housing
 (May Also Include Commercial Properties with a Residential Overlay District)

Property Name	APN(s)	Acreage	Development Potential (Units)	Zoning Designation
City Owned Vanden Property (Vanden Townhome Site)	136-080-040	8.4	112	RMD
Leisure Town Apartment Site	134-020-210, 134-056-010	4.11	83	RHD
Markham Area Apartments 1	129-202-010	0.31	6	RHD
Markham Area Apartments 2	130-010-250	0.48	9	RHD
Markham Area Apartments 3	130-010-070	0.65	13	RHD
North Village Medium Density Site	106-240-290 (Portion)	12.2	98	NVSP R1-3.6
North Village High Density Site	106-240-290 (Portion)	15	255	NVSP RM
Southtown Apartment Site	136-110-160	9.93	198	RHD
Total Potential Units			774	

Attachment 3

Table 2: 2021 Annual Review of Housing Sites - Approved Developments

Zoned for Medium, Medium High, High, and Urban High Density Housing

(May Also Include Commercial Properties with a Residential Overlay District)

Project Identifier	APN(s)	Acreage	Zoning Designation	Units	Housing Element Development Potential	Status
East Main Site 1 - The Village	130-203-010, 130-203-020, 130-203-030, 130-203-130, 130-203-120, 130-203-110, 130-203-100	1.34	CD (RUHD Overlay)	41	Differs from Housing Element Opportunity Hill Project	Has a Disposition and Development Agreement (DDLA)
East Main Site 2 - The Hub	130-206-010, 130-206-200, 130-206-110, 130-206-100, 130-206-090, 130-206-080, 130-206-130, 130-206-060	0.97	CD (RUHD Overlay)	21	Differs from Housing Element Opportunity Hill Project	Has a Disposition and Development Agreement (DDLA)
East Main Site 3 - The Orchard	130-123-010, 130-123-020, 130-123-030, 130-123-040, 130-123-070, 130-123-080, 130-123-090, 130-123-100, 130-123-110, 130-123-120, 130-123-130	3.2	CG (RUHD Overlay)	38	Differs from Housing Element Opportunity Hill Project	Has a Disposition and Development Agreement (DDLA)
Harbison Townhomes	131-030-650, 131-030-066, 131-030-067	8.86	CO (RO)	160	168	Under Construction
Nut Tree Apartment Site	129-240-570, 129-240-580, 129-240-590	12.54	CG (RO)	216	216	Approval Expires 6-8-22
Pony Express Senior Housing	131-020-110	1.82	CG (RO)	60	n/a	Under Construction
Total Units				536		

Attachment 3

Table 3: 2021 Annual Review of Housing Unit Mix - Issued Permits

General Plan Policy LU-P12.3 states: Strive to maintain a citywide housing mix of approximately 75 percent single-family and 25 percent multifamily attached housing.

	SF Units	Percent	MF Units	Percent	Total
Housing Mix Target	-	75%	-	25%	-
2010	25,910	79%	6,855	21%	32,765
2011-2016	1,206	70%	508	30%	1,714
2017	276	87%	41	13%	317
2018	205	84%	39	16%	244
2019	380	60.7%	246	39.3%	626
2020	433	63.9%	245	36.1%	678
2021	521	89.7%	60	10.3%	581
Total	28,931	78.4%	7,994	22%	36,925

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Attachment 4

OCTOBER 13, 2021

California's 2022 Housing Laws: What You Need to Know

In a Legislative Session in which the "End of Single Family Zoning" Received the Most Publicity, Laws Restricting the Enforceability of CC&Rs May Be the Most Impactful

Holland & Knight Alert

Chelsea Maclean | **Daniel R. Golub** | **Andrew J. Starrels** | **Marne S. Sussman** |
Paloma Perez-McEvoy | **Deborah Brundy**

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Highlights

- Although California Senate Bill (SB) 9 (by-right duplexes) and SB 10 (upzonings up to 10 units) received the most attention, other important laws promoting increased density were enacted, such as SB 290, which reforms the State Density Bonus Law (SDBL), and SB 478, which limits floor area ratio (FAR) and lot coverage standards that limit multifamily housing.
- SB 8 extends important provisions of SB 330, the Housing Crisis Act of 2019 (HCA), but the Legislature otherwise took little action to streamline the housing approval process.
- The newest significant trend is a series of laws that take aim at recorded Covenants, Conditions and Restrictions (CC&Rs), including Assembly Bill (AB) 721, which makes any CC&Rs that limit residential development unenforceable against the developer of a 100 percent Below Market Rate (BMR) development.

- The Legislature also focused particular attention on issues of fair housing and equity, including a new law that requires all BMR homes within a development to be integrated and have the same access to common areas and amenities as non-BMR homes – with apparent retroactive effect.

As in previous years, the California Legislature passed a large volume of laws related to housing in the 2021 legislative session. (See Holland & Knight's previous annual recaps of California Housing Laws in the final section below.) This Holland & Knight alert takes a closer look at the laws that the Legislature passed and that Gov. Gavin Newsom has signed into law, grouped into following categories:

- Single-Family Homes and Lots Zoned for Single-Family Residences
- Density
- Streamlining Housing Approvals
- Covenants, Conditions and Restrictions (CC&Rs)
- Equity, Fair Housing and Below Market Rate (BMR) Housing
- Planning and Housing Element Law
- Costs of Housing Production
- Surplus Lands
- Students, Teachers and Seniors
- California Environmental Quality Act (CEQA) Litigation

Except where urgency statutes are specifically noted, the new laws take effect Jan. 1, 2022.

Single-Family Homes and Lots Zoned for Single-Family Residences

The following laws have fueled the "End of Single Family Zoning" headlines. The physical feasibility of adding duplexes, lot splits and Accessory Dwelling Units (ADUs) on single-family lots will likely determine how frequently these tools will be utilized.

SB 9 (Sen. Toni Atkins) – Duplexes and Lot-Splits

As previously reported, Senate Bill (SB) 9 provides for the ministerial approval of converting existing homes occupied by a homeowner into a duplex if certain eligibility restrictions are satisfied. It also allows a single-family home lot to be split into two lots, and a duplex to be built on each lot, provided that the initial home is occupied by an owner who attests that the owner will continue to live in a unit on the property as their primary residence for at least three years. The most notable exceptions to duplex and lot split by right approvals are 1) the property could not have been used as a rental for the past three years, 2) the property cannot already have an accessory dwelling unit or junior ADU, 3) the new lot may not be less than 40 percent of the property and must be at least 1,200 square feet, 4) modifications to the existing home may not require the demolition of more than 25 percent of an exterior wall, and 5) neither the new duplex nor the lot split with up to four new units (a duplex on each) may not result in a significant adverse impact to the physical environment. SB 9 does not address covenants, conditions or restrictions that may prohibit multifamily development or lot splits. (For additional analysis, please see Holland & Knight's alert, "[California Gov. Signs Landmark Duplex and Lot-Split Legislation into Law](#)," Sept. 17, 2021.)

In addition, Assembly Bill (AB) 1584 (discussed further below under "Covenants, Conditions and Restrictions (CC&Rs)") builds on previously established laws promoting ADUs by declaring unenforceable any CC&R that prohibits, effectively prohibits or restricts the construction or use of an ADU on a lot zoned for single-family use.

Density

The Legislature enacted important reforms to spur more density through SB 10 and amendments to the State Density Bonus Law (SDBL) and took aim at restrictive floor area ratio (FAR) and lot coverage standards.

SB 10 (Sen. Scott Wiener) – 10-Unit Upzonings

As previously reported, SB 10 provides that if local agencies choose to adopt an ordinance to allow up to 10 dwelling units on any parcel within a transit-rich area or urban infill site, the rezoning will be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), but subsequent project approvals are not necessarily exempt, unless the local agency adopts a ministerial approval process or there is another exemption or local law that exempts the project. (See Holland & Knight's alert, "[SB 10 to Facilitate Upzonings, But Does Not Include CEQA Exemption for Corresponding Projects](#)," Sept. 20, 2021.)

SB 290 (Sen. Nancy Skinner) – SDBL Amendments

The SDBL grants bonuses, concessions, waivers and parking reductions to projects with qualifying affordable housing. The SDBL continues to be the most commonly used tool to increase housing density and production. SB 290 first builds on a 2018 law by Sen. Skinner, SB 1227, providing for density bonuses for projects that included student housing pursuant to the SDBL. SB 290 adds the ability to request one concession or incentive for projects that include at least 20 percent of the total units for lower-income students in a student housing development. It also requires the agency to report on student housing projects receiving density bonuses as part of a housing element annual report.

More broadly, the SDBL amendments do the following:

- Clarify that the SDBL more broadly applies to projects with for-sale housing by replacing prior references to "common interest developments" with references to for-sale housing
- Provide that when determining the required percentage of units that must be affordable in order to qualify for SDBL benefits, the "total units" or "total dwelling units" *excludes* the units added pursuant to the SDBL or a local law granting a greater density bonus and *includes* the units designated to satisfy local inclusionary zoning requirements
- Provide that an impact on the physical environment is no longer an appropriate basis for denying a concession or incentive, aligning the SDBL with the Housing Accountability Act's (HAA) basis for denying or reducing the density of a qualifying housing development project
- Impose a new parking maximum of 0.5 spaces per bedroom for a development that includes 40 percent moderate income, for-sale units and is within a half-mile of a major transit stop to which residents have unobstructed access

In another revision related to the SDBL, AB 1584 (a housing omnibus bill discussed further below under "Covenants, Conditions and Restrictions (CC&Rs)" section) amends the HAA to clarify that any SDBL incentives, concessions, waivers and reductions in development standards – and not just the density bonus itself – are disregarded when considering a project's consistency with objective standards under the HAA. This amendment is intended to broaden the scope of SDBL projects eligible for the HAA's protections.

SB 728 (Sen. Robert Hertzberg) – Purchase of Density Bonus Units by Nonprofit Housing Organizations

In connection with for-sale density bonus units that qualified a developer for an award of a density bonus under the SDBL, SB 728 requires that such unit be either 1) initially occupied by a person or family of the required income, offered at an affordable housing cost and subject to an equity sharing agreement, or 2) purchased by a qualified nonprofit housing organization receiving a property tax welfare exemption. For option 2, a recorded contract must memorialize a) affordability restrictions for at least 45 years, b) an equity sharing agreement and c) a repurchase option that requires a subsequent purchaser desiring to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property. This creates more ownership options for nonprofit housing organizations.

SB 478 (Sen. Wiener) – Minimum FAR/Lot Coverage Standards and Prohibition on CC&R Restrictions of FAR for Missing Middle Multifamily Housing

FAR is a common mechanism in local zoning codes that limits the total floor area of a building in relation to the square footage of a lot. SB 478 prohibits agencies from imposing a FAR of less than 1.0 for a housing development project (comprised solely of residential units, a mixed-use development with at least two-thirds of the square footage attributed to residential uses or transitional or supportive housing as defined in the HAA) consisting of three to seven units and a FAR of less than 1.25 for housing development project consisting of eight to 10 units. Additionally, an agency may not deny a housing development project located on an existing legal parcel solely on the basis that the lot area does not meet the agency's requirement for minimum lot size. To qualify, a project must consist of three to 10 units in a multifamily residential zone or mixed-use zone in an urbanized area and cannot be within a single-family zone or within a historic district. SB 478 also makes any private development CC&R void and unenforceable if it effectively prohibits or unreasonably restricts an eligible FAR, as authorized under the new FAR standards and summarized above (and now found in Government Code Section 65913.11).

AB 345 (Assembly Member Sharon Quirk-Silva) – ADU Separate Conveyances

AB 345 further facilitates ADUs by removing the requirement for a local agency to first pass an ordinance allowing the conveyance of an ADU separately from a primary

residence (which can be an extended process) before such conveyance occurs and permits an ADU to be sold or conveyed separately from the primary residence to a qualified buyer (low- and moderate-income individuals and families as defined in California Health and Safety Code Section 50093) and if certain conditions are met, including that the primary residence or ADU was built by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement. In addition to the current requirements, agreements recorded after Dec. 31, 2021, must also include 1) a delineation of all areas of the property that are for the exclusive use of a cotenant, 2) delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair and improvements associated with the property, and 3) procedures for dispute resolution among cotenants before resorting to legal action.

Streamlining Housing Approvals

The Legislature took little action to streamline the approval of housing developments other than to extend and revise previously enacted laws.

SB 8 (Sen. Skinner) – Extending Provisions in the Housing Crisis Act

One of the most important recent housing laws is SB 330, also known as the Housing Crisis Act of 2019 (HCA), which 1) limits a locality's ability to prolong the housing approval process, 2) gives housing applicants an opportunity to invoke vesting rights against later-adopted changes to local ordinances, 3) limits cities' ability to impose or enforce housing caps and development moratoria and 4) requires developers who demolish existing housing to provide replacement housing and relocation benefits. Many of these provisions were originally due to sunset in 2025. (See Holland & Knight's previous alert, "[California Legislature Passes Housing Crisis Act of 2019 and Rent Control Bill, Among Others](#)," Sept. 12, 2019.) SB 8 extends until 2034 the HCA provision that prohibits cities from conducting more than five hearings on an application as well as HCA provisions that provide vesting rights for housing projects that submit a qualifying "preliminary application." Applicants who submit qualifying preliminary applications for housing developments prior to Jan. 1, 2030, can now invoke vesting rights until Jan. 1, 2034. SB 8 extends until 2030 provisions that limit localities' authority to impose shifting requirements as part of application "completeness" review, as well as provisions that require localities to render any decision about whether a site is historic at the time the application for the housing development project is deemed complete. SB 8 also enacts a series of reforms intended to provide that HCA provisions apply to both discretionary and ministerial approvals as well as to the construction of a single

dwelling unit and makes a series of revisions to the already complex replacement housing and relocation requirements.

AB 1174 (Assembly Member Timothy Grayson) – Reforms to SB 35's Streamlined Ministerial Approval Process for Post-Approval Modifications and Permits

SB 35 of 2017 provides for streamlined ministerial approval of qualifying infill affordable housing developments. In order to qualify, the housing development must meet or comply with a number of requirements, especially 1) consistency with all of the locality's applicable *objective* zoning, subdivision and design review standards, 2) the housing development will not require the demolition of affordable housing or rent controlled units, units that have been occupied in the preceding 10 years or a historic structure, 3) either 10 percent or 50 percent of the units (depending upon the jurisdiction's performance permitting enough housing to meet its share if its state-assigned regional housing need targets) are designated at BMR rents or housing costs, 4) prevailing wage and "skilled and trained" workforce requirements for contractors and subcontractors, and 5) other locational requirements generally targeting infill housing locations. (For further information on SB 35's streamlined ministerial approval process, see Holland & Knight's previous alerts on the firm's legal victories using SB 35 to achieve project approvals: "[Holland & Knight First in California to Secure Housing Approval Through Litigation Under Streamlining Law](#)," Sept. 11, 2020, and "[California Court of Appeal Sides with Holland & Knight Clients in Landmark Housing Case](#)," April 26, 2021.)

AB 1174 further reforms the streamlined ministerial approval statute by addressing the process for modifying the project after an SB 35 permit is issued. The law specifies that the three-year time period during which an SB 35 permit remains valid is paused when a project is sued and while modifications are considered. The law also clarifies that subsequent permit applications must only meet the objective standards that were in place when the original development application was submitted. As an urgency statute, the law took effect on Sept. 17, 2021.

AB 1398 (Assembly Member Richard Bloom) – Accelerating By-Right Rezoning Requirement for Noncompliant Housing Elements

One underappreciated provision of Housing Element Law is the requirement that, if a city cannot identify sufficient sites adequate to accommodate its regional housing need, the Housing Element must commit to rezone properties within three years to allow "by right" development of 20 percent BMR projects. AB 1398 requires a locality

that fails to adopt a housing element that the California Department of Housing and Community Development (HCD) has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this required rezoning no later than one year from the deadline for adoption of the housing element – and prohibits the Housing Element from being found in substantial compliance until that rezoning is completed. Previously, an agency had three years to rezone. This accelerated rezoning requirement, combined with other recent laws requiring agencies to make more realistic housing production assumptions and meet ever-increasing housing targets, present an important opportunity for by right processing within jurisdictions that do not meet housing targets.

Covenants, Conditions and Restrictions (CC&Rs)

One very notable trend in this year's session was new laws that take aim at existing recorded CC&Rs: rules and limitations on the use of property which are usually imposed by a developer or a homeowners association, attached to the title of a property, memorialized in documents recorded by the county recorder and binding as private contracts upon later purchasers of property. In addition to SB 478 (discussed above), which restricts CC&Rs that impose FAR restrictions, laws restricting CC&Rs include the following:

AB 721 (Assembly Member Bloom) – Covenants That Limit Residential Development Rendered Unenforceable Against Affordable Housing Developments

One of the most under-publicized laws of the 2021 session, AB 721 makes recorded covenants that limit residential development unenforceable against qualifying affordable housing developments. The law builds on existing law that allows parties to eliminate unenforceable racially restrictive covenants from recorded documents – but goes dramatically further by making any recorded CC&Rs that restrict the number, size or location of residences that may be built on a property, or that restrict the number of persons or families who may reside on a property, unenforceable against the owner of a 100 percent BMR housing development that is affordable to lower-income households. There are exceptions for certain conservation easements and covenants required to comply with state or federal law, but the law will nonetheless have significant effect on real estate throughout the state. Since the law does not authorize development that is inconsistent with local zoning and general plans, parties who would have standing to enforce CC&Rs may turn to applicable general plan or zoning laws to enforce residential restrictions, while others may turn to challenging the constitutionality or

enforceability of the law, either on a facial basis or as applied to specific development proposals.

AB 1584 (Committee on Housing) – Covenants that Limit an ADU on Single-Family Lot Rendered Unenforceable

AB 1584, a housing omnibus bill, establishes a restriction on contractual development controls that mirrors AB 721 by declaring unenforceable any CC&R contained within a deed, contract, security instrument or other instrument that prohibits, effectively prohibits or restricts the construction or use of an ADU on a lot zoned for single-family use.

AB 1466 (Assembly Member Kevin McCarty) – Removal of Unenforceable Discriminatory Covenants from Recorded Documents

Existing law notifies a buyer of real property that recorded covenants on the property may contain racially restrictive or other unenforceable discriminatory provisions and informs buyers of their right to file an Restrictive Covenant Modification (RCM) form that effectively operates to remove the covenant from any subsequent documents sent to future buyers by the county recorder. AB 1466 aims to hasten the removal of these covenants by requiring all county recorders throughout the state to establish a program to identify and redact unlawfully restrictive covenants (which counties may fund by imposing a \$2 recording fee on all property recordings) and easing restrictions on the ability of other parties to seek to remove such covenants.

Equity, Fair Housing and BMR Housing

Several laws focus on fair housing and equity, including a new law that requires all BMR homes within a development to be integrated with market-rate homes, adding a new "Acutely Low Income" Household category and adding fair housing criteria to state and local program eligibility.

AB 491 (Assembly Member Christopher Ward) – State Law Requirement for Multifamily Developments to Integrate BMR Units and Provide Same Access to Common Areas and Amenities

AB 491 requires that, for any residential structure with five or more residential dwelling units that include both affordable housing units and market-rate housing units, the

BMR units must provide the same access to common entrances, areas and amenities as non-BMR units, and the building "shall not isolate the affordable housing units within that structure to a specific floor or an area on a specific floor." Similar provisions have previously been included in locally adopted inclusionary housing requirements. Although clearly a new requirement, AB 491 states that it is declaratory of existing law (apparently a reference to the fact the authors believe that isolating BMR units may violate current fair housing or anti-discrimination requirements), which means that state and local building officials may apply it retroactively. It will be important to plan for affordable and market-rate unit integration from an entitlement, financing and construction perspective.

AB 1043 (Assembly Member Isaac Bryan) – Adding "Acutely Low Income" Households to Affordable Housing Law

Most affordable housing programs and laws target "lower income" households (which, in most counties, are generally households who earn less than 80 percent of Area Median Income [AMI]). State law recognizes two further subcategories of "lower income" households: "Very Low Income" and "Extremely Low Income" households (whose incomes vary by county but who typically earn less than 50 percent, and 30 percent, of AMI, respectively). AB 1043 adds a new subset of "lower income households": "Acutely Low Income" households, who earn 15 percent of AMI and whose rents can be no greater than 30 percent of the 15 percent AMI level. This new income band of acutely low-income households is likely to be targeted in future state or local funding programs and inclusionary zoning ordinances.

AB 1095 (Assembly Member Ken Cooley) – Equity in State and Local Programs for Affordable Homeownership Opportunities

Recognizing that "home ownership provides low-income families the opportunity to build inter-generational wealth," AB 1095 revises laws governing the Affordable Housing and Sustainable Communities Program (AHSC) and the Strategic Growth Council (SGC) to specify that both programs aim to promote affordable housing rental units and owner-occupied affordable housing units. The legislation additionally requires the SGC to adopt guidelines or selection criteria for the AHSC program that include both affordable housing rental and owner-occupied affordable housing units.

AB 1304 (Assembly Member Miguel Santiago) – Further Reforms to "Affirmatively Further Fair Housing" in Housing Elements

As previously described, the Legislature in 2018 required public agencies to administer their public programs, and in particular their housing elements, "in a manner to affirmatively further fair housing [AFFH]." AFFH means, among other things, "taking meaningful actions ... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity." (See Holland & Knight's previous alert, "[California's 2019 Housing Laws: What You Need to Know](#)," Oct. 8, 2018.) AB 1304 further reforms these requirements by clarifying that public agencies have a mandatory duty to comply with AFFH requirements by requiring housing element site inventories to identify sites needed to meet the AFFH requirement and analyze the relationship of those sites to the locality's AFFH duty, and providing other further specific guidance about how housing elements must analyze AFFH policies and goals.

Planning and Housing Element Law

The Housing Element is a part of a local agency's general plan, which requires them to adequately plan for their "fair share" of housing needs pursuant to the Housing Needs Allocation (RHNA). Local agencies are required to update their Housing Element every eight years (or four years if HCD determines it is noncompliant). Several new laws add transparency to the process for updating the Housing Element and progress on meeting the Housing Element's goals by imposing additional noticing and reporting obligations on local jurisdictions.

AB 215 (Assembly Member David Chiu) – Housing Element Revision Publication Requirements and Housing Law Violation Enforcement

AB 215 requires local agencies to make draft revisions of the housing element available for public comment for 30 days. The agency must consider and incorporate public comments prior to submission to the HCD for review. This bill also expands the attorney general's authority to independently seek action and grants HCD the ability to hire or appoint other counsel if the attorney general does not pursue action against a local agency that has violated certain housing laws, inclusive of the HCA, AFFH policies (AB 686), SB 35 Streamlining, Permanent Supportive Housing streamlining (AB 2162) and Low Barrier Navigation Center streamlining (AB 101). As such, this law strengthens the enforcement tools that may be used against noncompliant jurisdictions.

AB 68 (Assembly Member Quirk-Silva) – California Statewide Housing Plan Reporting Requirements

AB 68 requires the HCD to develop and publish on its website in an annual report regarding land use oversight actions taken against local agencies related to housing for violations of the HCA, AFFH policies (AB 686), SB 35 streamlining, Permanent Supportive Housing streamlining (AB 2162) and Low Barrier Navigation Center streamlining (AB 101).

AB 787 (Assembly Member Jesse Gabriel) – Moderate-Income Conversions Counted Towards RHNA

AB 787 expands existing law that permits jurisdictions to claim credit for up to 25 percent of their RHNA from the conversion of existing housing units for very low- and low-income households by also permitting cities and counties to satisfy up to 25 percent of the local agency's moderate-income regional housing need through RHNA through the conversion of units in an existing multifamily building to be restricted for moderate-income households. In order to qualify, the conversion 1) must occur beginning Jan. 1, 2022, 2) units may not be previously affordable to very low-, low- or moderate-income households, 3) must be subject to a 55-year recorded agreement and 4) the initial post-conversion rent for the unit must be at least 10 percent less than the average monthly rent charged during the 12 months prior to conversion.

AB 1029 (Assembly Member Kevin Mullin) – Grants for Pro-Housing Local Policies

AB 1029 permits HCD to add the preservation of affordable housing units to a list of pro-housing, local policies that allow cities and counties to qualify for extra points or preference when scoring program applications for state programs, including the AHSC grant program, Transformative Climate Communities (TCC) Program and the Infill Incentive Grant (IIG) Program of 2007 for award cycles commenced after July 1, 2021. This is an urgency statute that went into effect Sept. 28, 2021, but requires HCD to adopt these policies as a part of the formal rulemaking process in order to take effect.

Costs of Housing Production

The following new laws are aimed at curbing the increasing cost of housing production by imposing additional procedures on jurisdictions adopting impact fees and prohibiting affordable housing fees on affordable housing units.

AB 602 (Assembly Member Grayson) – Impact Fee Nexus Study Standards and Procedures

AB 602 imposes additional standards and procedures for agencies adopting impact fees. It requires agencies to identify an existing level of services for public facilities and information supporting the agency's actions in increasing fees and requires agencies to impose fees on a housing development proportionately to the square footage of the development or make findings for a different methodology. Agencies must adopt studies at a public hearing with at least 30 days' notice, notify any member of the public who requests notice of an impact fee nexus study and consider any evidence submitted by any member of the public that the agency's determinations or findings are insufficient. Large jurisdictions are required to adopt a capital improvement plan as part of the nexus study. Agencies must update nexus fee studies at least every eight years from the period beginning on Jan. 1, 2022. Agencies must also post the current impact fee schedule and update at least twice a year. Finally, the law directs HCD to create an impact fee nexus study template. With additional standards and procedures, more engaged oversight and comment on the impact fee process by housing groups and industry organizations may follow.

AB 571 (Assembly Member Chad Mayes) – Prohibition of Affordable Housing Fees on Affordable Housing Units

AB 571 prohibits agencies from imposing affordable housing impact fees, including inclusionary zoning fees and in lieu fees, on affordable units proposed as part of a SDBL project.

Surplus Lands Act

The Legislature has continued the trend of amending the Surplus Land Act (SLA), enacted in 2019 to activate underutilized publicly owned land to encourage the development of affordable housing. The SLA has been strengthened in recent years (with new penalty provisions) as a result of noncompliance in the past and to increase opportunities for affordable housing and other public purposes on underutilized public land. (For more details regarding the SLA, see Holland & Knight's previous alert, "[California's 2020 Housing Laws: What You Need to Know](#)," Oct. 18, 2019)

SB 791 (Sen. Dave Cortese) – Establishment of California Surplus Land Unit

SB 791 establishes within HCD the California Surplus Land Unit to provide technical assistance to local agencies and developers to "facilitate the development and construction of residential housing on local surplus land." The unit may adopt, amend and repeal regulations and rules; provide advice to agencies seeking to dispose of land;

and facilitate agreements, grants and other types of financing for housing developers and local agencies to support the construction of housing on surplus land.

AB 1180 (Assembly Member Devon Mathis) – Dispositions to Tribes Exempted from Surplus Land Act Requirements

AB 1180 amends the definition of the type of land a local agency may declare as "exempt surplus land" to include the transfer of surplus land to a federally recognized California Native American tribe. Such a transfer is exempt from provisions governing disposal of surplus land, which dictate how a local agency may notice, negotiate and process the disposal of surplus land and is not subject to provisions that allow for private enforcement actions for noncompliance with the law.

Students, Teachers and Seniors

The Legislature also focused on encouraging student and intergenerational housing planning and production.

AB 1377 (Assembly Member McCarty) – University of California and California State University Student Housing Plans

AB 1377 requires the University of California (UC) and California State University (CSU) to conduct a needs assessment to determine projected student housing needs by campus by July 1, 2022, for the 2022-2023 through 2026-2027 fiscal years and to create a student housing plan, with a focus on affordable student housing, that outlines how they will meet projected student housing needs and to update that plan every three years. The report must take into account projected enrollment growth and the goal of closing the degree gap, defined to mean the gap between the number of highly educated workers that California's future economy will need and the number the state is on pace to produce. The intent of the bill is to provide the financial and technical support necessary for the UC and CSU systems and for community college campuses to build affordable housing to meet the urgent and growing needs of California's students.

SB 591 (Sen. Josh Becker) – Intergenerational Housing Developments

SB 591 authorizes the establishment of intergenerational housing developments that would include senior citizens, caregivers and transition-age youth in order to permit developers who receive local or state funds or tax credits designated for affordable rental housing to prioritize and restrict occupancy of certain developments to senior

citizens, caregivers and transition-age youth. A qualifying intergenerational housing development must have at least 80 percent of the units occupied by at least one senior citizen, defined as a person 55 years of age or older, and up to 20 percent of the units occupied by at least one caregiver or transition-age youth. The development must also be affordable to lower-income households. The bill requires that the CC&Rs for the development set forth the limitations on occupancy, residency and use consistent with the bill.

AB 306 (Assembly Member Patrick O'Donnell) – Teacher and School Staff Housing

Existing law requires school buildings to meet heightened standards for earthquake safety in order to protect children and requires the California Department of General Services (DGS) to approve plans and construction methods for such buildings. AB 306 removes these requirements and requires DGS to approve the plans, specifications and methods of construction of certain factory-built school buildings to exclude from the definition of "school building" any building used or intended to be used by a school district as residential housing, meaning any building used as a personal residence by a teacher or employee of a school district or community college district.

CEQA Litigation

As in most years, the Legislature made only modest CEQA reforms by reenacting streamlined CEQA litigation tools, now available to certain qualifying mixed-use and residential projects, and adding a CEQA exemption for homelessness and COVID hardship housing.

SB 7 (Sen. Atkins) – Additional Mixed-Use and Residential Projects Eligible for Streamlined Environmental Leadership Development Project Litigation Process

As previously described, SB 7 revises and expands on the previously enacted Environmental Leadership Development Project (ELDP) litigation process to include qualifying mixed-use and residential projects that were not previously eligible for certification. (See Holland and Knight's previous alert, "[SB 7 Creates Expedited CEQA Litigation Schedule for Qualifying Projects](#)," May 28, 2021.) The law does not streamline project approval, but qualifying projects can benefit from expedited litigation procedures that attempt to reduce CEQA challenge timelines to less than a year if they can achieve the governor's certification. As an urgency statute, this law took effect on May 20, 2021.

AB 140 (Committee on Budget) – CEQA Exemption for Homelessness and COVID Hardship Housing

Within a wide-sweeping budget bill funding housing programs, AB 140 creates a new CEQA exemption for certain housing projects that are targeted at prospective residents facing homelessness and COVID hardship. As an urgency statute, this law took effect on July 19, 2021.

Conclusion

Although some critics faulted SB 9, the duplex law, for failing to specifically impose BMR requirements on new housing, the overall thrust of the Legislature's efforts shows significant – and in some cases dramatic – attention to BMR housing developments. The Legislature did not advance any significant new streamlining laws, but it did create opportunities for creative project applicants to use provisions such as the SDBL to create feasible housing opportunities and to invoke the HAA and the HCA to move project approvals forward.

Previous California Housing Law Alerts

- [A Closer Look at California's New Housing Production Laws](#), Dec. 6, 2017
- [California's 2019 Housing Laws: What You Need to Know](#), Oct. 8, 2018
- [California's 2020 Housing Laws: What You Need to Know](#), Oct. 18, 2019
- [California's 2021 Housing Laws: What You Need to Know](#), Nov. 4, 2020

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City of Vacaville -Vacaville General Plan
General Plan Implementation 2021 Actions

Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A.1.1 - Maintain and replace, as necessary, lighting and landscaping on the City's streets.	PW	Ongoing	The City continuously maintains and replaces landscaping and lighting on city streets.
LU-A2.1 - Update the zoning map in the Land Use and Development Code to reflect the General Plan land use designations, and insert a table into the Land Use and Development Code specifying which zoning districts implement each General Plan land use designation.	CD	Ongoing	The City's zoning map is kept up-to-date. Following the adoption of the new Land Use and Development Code and the Downtown Specific Plan, both anticipated to occur in early 2022, the Zoning Map will be updated to be consistent with both documents.
LU-A3.1 - Regularly update and maintain the City's Municipal Services Review and Comprehensive Annexation Plan to ensure that urbanization does not outpace the provision of public facilities within the Urban Growth Boundary.	CD PW UTIL	2022	In May 2017, the Solano Local Agency Formation Commission deemed the City's updated Municipal Services Review (MSR) document addressed the requirements of State law and local policy (LAFCO Resolution 17-08). Staff will be preparing the 2022 MSR during the first half of 2022.
LU-A3.2 - Monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR.	CD FD PD PW UTIL	2022	Staff will be evaluating the City's rate of growth to ensure it does not overburden the City's infrastructure and services as part of the 2022 MSR and Urban Reserve land inventory.
LU-A3.3 - Continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.	CD PW UTIL	Ongoing	The City is nearing completion of the Master Infrastructure and Facility Plan updates. Annually, staff prepares updates to the capital improvement program (CIP) to ensure infrastructure can continue to support new development.
LU-A3.4 - Continue to revise existing policy plans, which are shown in Figure LU-2, to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.	CD PR PW UTIL	2022	The City is currently in the process of eliminating Policy Plans in favor of a streamlined review and entitlement process through the new Land Use and Development Code, which is anticipated to be adopted in early 2022.
LU-A3.5 - Review and revise the City's capital improvement program annually to ensure that public improvements will be consistent with General Plan policies for residential areas and that progress is made toward implementing these policies.	CD CMO PW UTIL	Ongoing	The City reviews the Capital Improvement Program annually for General Plan consistency.
LU-A3.6 - Develop a focused infrastructure investment plan to serve employment sites.	CMO PW	Ongoing	The City currently has several active capital improvement projects in the industrial parks and downtown to improve water and sewer infrastructure. The City has also begun developing a broadband master plan. Broadband is a critical infrastructure improvement need for the City's employment sites.

Legend of City Departments:

CD Community Development
CMO City Manager's Office

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City of Vacaville -Vacaville General Plan
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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A4.1 - Update and maintain the Economic Vitality Strategy to address the community's targeted goals for attracting targeted employment uses to the City, including incentives to attract those uses to the City.	CMO	Ongoing	On February 2020, the City Council approved the newly created COVID Economic Recovery Strategy. The council adopted this three year strategy as the work program for the Economic Development Department. The Economic Vitality Strategy will be reviewed and updated in 2024. Working with the City's Economic Development Advisory Committee a comprehensive incentive program is currently being developed. It is anticipated that this program will be presented to the City Council in the spring of 2022.
LU-A6.1 - Adopt a General Plan Update cost recovery fee that establishes an impact fee for new development to proportionately pay for the cost of the General Plan Update.	CD	Completed	On August 9, 2016, the City Council adopted Resolution No. 2016-078 adopting a General Plan Cost Recovery Fee and General Plan Implementation Fee.
LU-A6.2 - Establish an impact fee for new development in the East of Leisure Town Road and Northeast Growth Areas, which are shown in Figure LU-3 that accounts for the significant infrastructure improvements required to develop these areas.	CD PW UTIL	2022	The City is in the process of updating the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City will evaluate possible impact fees for the two Growth Areas. Revised Development Impact Fees are expected to take effect in summer of 2022.
LU-A6.3 - Evaluate competitive cost comparisons to target efforts that assist specific businesses in a way that maximizes benefits for the City of Vacaville. Study impact fees and fiscal impacts as an integral part of economic development planning.	CMO	In Progress	The City is in the process of updating the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City will evaluate the City's impact fees and evaluate ways to incentive specific industries.
LU-A7.1 - Develop online information pages for specific neighborhood areas to provide ongoing information to residents regarding the status of development in their neighborhoods.	CD CMO PW PR	Ongoing	Staff updated all of the informational pages for pending and approved Major Development Projects in late 2021. Information about specific neighborhood areas can be found on the City's webpage: www.cityofvacaville.com . The City recently hired a new full time Public Relations Manager who will evaluate and improve our community engagement strategy.
LU-A8.1 - Maintain and implement agreements with the Solano Irrigation District, nearby cities, and Solano County, and negotiate agreements with other local government entities to help direct the provision of urban services to urban areas while maintaining as much viable agriculture on prime agricultural soils as is practical.	CD UTIL SID, nearby cities, & Solano County	Ongoing	On June 22, 2018, the City executed the third amendment to the Master Water Agreement between the City and the Solano Irrigation District. This amendment recognizes the City's new growth areas identified by the General Plan.

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City of Vacaville -Vacaville General Plan
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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A8.2 - Work with Solano County and the Local Agency Formation Commission (LAFCO) to update the Vacaville Sphere of Influence (SOI) to include areas where the city intends to grow, including the area beyond the current SOI but within the Urban Growth Boundary, and to remove areas not identified for annexation. As of the adoption of this General Plan, the City's desired SOI is shown on Figure LU-6.	CD, Solano County, and LAFCO	Completed	In 2017, the Solano Local Agency Formation Commission deemed the City's updated Municipal Services Review (MSR) document addressed the element required by statute and policy, and approved the City's existing sphere of influence (LAFCO Resolution 17-08). The next MSR update will be prepared in 2021-2022.
LU-A8.3 - In coordination with neighboring jurisdictions and regional and State agencies, develop regional open space programs that will benefit Vacaville.	CD PR, Solano County, & State Conservation Dept.	Ongoing	The Parks and Recreation Master Plan, approved in May 2021, includes trails and trailhead improvement in City open spaces.
LU-A9.1 - Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.	CD	2022-2023	The City is preparing an Environmental Justice Element to address issues such as providing healthy food choices in underserved neighborhoods. The Environmental Justice Element will be completed in late 2022/early 2023.
LU-A9.2 - Develop a program to provide fast-track permitting for grocery stores in underserved areas and areas identified for increased residential development and mixed use.	CD and all departments processing applications	2023-2024	The City is preparing an Environmental Justice Element to address issues such as providing healthy food choices in underserved neighborhoods. The Environmental Justice Element will be completed in late 2022/early 2023. The City will consider adopting a program to fast-track permitting grocery stores in underserved neighborhoods if it is determined additional grocery stores are necessary by the Environmental Justice Element.
LU-A9.3 - Identify and inventory potential community garden and urban farm sites on existing parks, public easements, rights-of-way, and schoolyards, and develop a program to establish community gardens in appropriate locations.	CD PR	2023-2024	In 2017, staff created a draft community gardens ordinance and created an inventory of potential community garden and urban farm sites throughout the city. This project is currently on hold and will likely be revisited following the adoption of the Environmental Justice Element.
LU-A9.4 - Establish a process through which a neighborhood can propose and adopt a site as a community garden.	CD PR	2023-2024	In 2017, staff created a draft community gardens ordinance and created an inventory of potential community garden and urban farm sites throughout the city. This project is currently on hold and will likely be revisited following the adoption of the Environmental Justice Element.

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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A9.5 - Work with the local Farmers Market Associations and agricultural producers to identify appropriate locations for farmers markets or local produce stands outside of Downtown during the week.	CD PR	Unscheduled	Beginning in 2021, the Downtown Vacaville Business Improvement District began managing and programming the Downtown Farmers market to support local farmers and artisans. The Downtown Specific Plan, which is expected to be approved in early 2022, includes a fiscal analysis of a permanent farmers market pavilion in a Downtown location. A permanent farmers market pavilion would support a year-round farmers market.
LU-A10.1 - Provide staff-level reports to the Planning Commission and City Council with recommendations on ways that the City may address newly emerging public health concerns.	CD PR	Ongoing	The City works closely with Solano County Public Health to monitor and respond to the ongoing COVID-19 pandemic and shares this information with the City Council.
LU-A10.2 - Hold staff-level meetings with Solano County Public Health to review emerging health issues.	CD PR, and Solano County Public Health	Ongoing	Representatives from Solano County Health meet with the Solano County Planning Directors to discuss countywide health concerns as necessary.
LU-A11.1 - Re-evaluate, implement, and maintain the City's Residential Design Requirements for New Single-Family Development, which encourage residential subdivisions that are sensitive to topography, limit use of mass grading, provide for functional and aesthetically pleasing neighborhoods, and provide a variety of housing sizes.	CD	2022	On January 22, 2019, the City Council adopted Ordinance 1936 adopting new Residential Design Requirements. These standards are being further revised with the current Land Use and Development Code update, scheduled for adoption in early 2022.
LU-A11.2 - Update the Land Use and Development Code to include a diagram illustrating the requirements of the buffers between residential areas and business parks, industrial parks, and technology parks.	CD	2022	The City is currently updating the Land Use and Development Code to improve and modernize development requirements to better serve the needs of Vacaville residents and businesses. The Code Update is expected to be completed and adopted in early 2022.
LU-A11.3 - Update the Traffic Mitigation Ordinance (Chapter 14.13.180 of the Land Use and Development Code) to address roadway design in residential neighborhoods, including, but not limited to, traffic calming measures.	CD FD PW	In Progress	On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180 of the Municipal Code - the Traffic Impact Mitigation Ordinance. The City is in the process of writing traffic calming guidelines. In 2021, Council approved an update to the Transportation Element to base traffic analysis according to Vehicle Miles Travelled (VMT) (Resolution 2021-086)

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City of Vacaville -Vacaville General Plan
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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A13.1 - Establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas. In neighborhood and community shopping centers, the guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. A range of architectural expression should be allowed. Free-standing uses, such as service stations, banks, and restaurants, should be compatible in design and materials with the main building complex. In highway commercial areas, the guidelines should ensure that the characteristics of major entrances into the community and views from the freeway are not diminished by incompatible uses or inharmonious site development concepts.	CD	2022	See Status of Action LU-A11.2. The new Land Use and Development Code Update, expected to be adopted in early 2022, addresses commercial design and includes a zoning map.
LU-A13.2 - Revise the Land Use and Development Code to set specific limits on the size of neighborhood shopping centers to preserve opportunities for local-serving businesses and to exclude region-serving stores likely to generate high traffic volumes. Require increased setbacks from residential neighborhoods.	CD	In Progress	See Status of Action LU-A11.2.
LU-A13.3 - Revise the Land Use and Development Code to define competing neighborhood commercial uses, and to outline the development review process applicable to addressing development proposals including competing land uses and appropriate siting standards.	CD	In Progress	See Status of Action LU-A11.2.
LU-A14.1 - Establish office design guidelines to govern new construction and alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.	CD	C	See Status of Action LU-A11.2.
LU-A15.1 - Continue marketing efforts and assistance to promote the stimulation of job- generating industrial uses in Vacaville.	CD CMO	Ongoing	The City continues to market the competitive advantage of doing business in Vacaville. Many media outlets are used, such as print, radio, and social media platforms, to deliver this message.
LU-A15.2 - Compile information and/or maps to assist new development in identifying infrastructure availability and assist in economic development efforts for City capital improvement planning.	CMO PW UTIL	Unscheduled	This action item has not yet begun. it will be included in the development review streamlining project led by Community Development, Economic Development, and Public Works.

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City of Vacaville -Vacaville General Plan
General Plan Implementation 2021 Actions

Land Use Element (LU --)

Action	City Departments	Timeframes	Status
<p>LU-A16.1 - Review and revise the adopted Design Requirements for the Main Street Vacaville Historic District to include the entire Downtown area. The guidelines should encourage the renovation and preservation of historic structures in the Downtown Historic District; preserve the architectural, historical, and cultural significance of those buildings; and govern new commercial development and major exterior alterations and additions. As part of these guidelines, define and clarify “gateway” areas to the Downtown. Include criteria and guidelines so that new buildings in the gateway and surrounding areas are compatible with buildings in the Historic District, including building design, building materials, massing, and colors. The guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. Instead, a range of architectural expression should be allowed.</p>	<p>CD HS</p>	<p>2022</p>	<p>On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan, which is expected to be adopted in early 2022, includes updated Design Requirements for the Main Street Vacaville Historic District.</p>

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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A16.2 - Continue to implement public improvements that will support revitalization of the Downtown area.	CD CMO PW UTIL	In Progress	<p>On September 25, 2018, the City Council approved the East Main District Mixed-Use Development Project, located on the eastern boundary of downtown. This project was made possible by funding approximately \$1.1 million in infrastructure improvements. On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan continues to move forward with the anticipated completion date in early 2022.</p> <p>On June 22, 2021, the City Council awarded the Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing Improvements Project to Team Ghilotti, Inc. in the amount of \$1,355,141.70. This work was underway in 2021 and will resume in 2022. On September 14, 2021, the City Council awarded the construction contract for the Directional Signage Program project to McGuire Pacific Constructors of Auburn for \$295,796 to install directional signs to various destination points in the City of Vacaville including specifically the downtown. In October 2021, the City Council awarded the 2021 Downtown Sewer Project to Bay Pacific Pipelines, Inc. for \$869,480 that includes replacement and upsizing of sewer mains and service laterals within West Street between Main Street and Mason Street, within two alleys adjacent to West Street, within Merchant Street between Dobbins Street and Main Street. The City has also set aside funding for several future projects including resurfacing downtown alleys, upgrading the sewer and water services within downtown alleys.</p>
LU-A16.3 - Provide information regarding rehabilitating buildings in the Downtown Historic District to businesses and property owners. The information should include federal, State, and local requirements, and City procedures for design review, conditional use permits, environmental review, and building permits.	CD, CMO	In Progress	The Downtown Specific Plan includes updating the Design Requirements for the Main Street Vacaville Historic District. Staff will be providing rehabilitation information to property owners as part of this task.
LU-A16.4 - Amend the Land Use and Development Code to increase the allowed density in the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites, which are shown in Figure LU 8, up to 65 dwelling units per acre.	CD HS	Completed	On June 14, 2016, the City Council passed Ordinance 1897 increasing the allowable density of the Opportunity Hill/East Main District Area to allow up to 65 units per acre. The Downtown Specific Plan, increases permitted densities within the Plan area. In addition, the City is currently preparing a Housing Strategy and creating the 2023-2031 Housing Element. Both documents will consider allowed density ranges.

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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A16.5 - Amend the Zoning designations within the Downtown to conform to revised land use designations.	CD	In Progress	On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan continues to move forward with the anticipated completion date in early 2022.
LU-A16.6 - Prepare a Downtown Specific Plan to provide development standards that will promote the development of the City's central commercial core and implement policies for the commercial, mixed-use, and employment uses promoted under Goal LU-16.	CD CMO HS PW	In Progress	On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Specific Plan continues to move forward with the anticipated completion date in early 2022.
LU-A17.1 - Reduce the width of the Agricultural Buffer, located north of Elmira Road, from 500 feet to 300 feet. A 300-foot wide agricultural buffer is consistent with the Solano County General Plan policy that identifies the requirement for 300-foot wide agricultural buffers. Further discussions with SID are required as part of this action, and will be addressed in the Master Water Agreement Amendment. In the event that a 300-foot buffer is not agreed upon as part of the Master Water Agreement Amendment, the buffer shall remain 500 feet in width.	CD UTIL	Completed	On December 12, 2017, the City Council approved Resolution 2017- 130, authorizing the City Manager to execute amendment no. 3 to the Master Water Agreement between the City and the Solano Irrigation District. The agreement identifies a 300 foot wide "greenbelt buffer" in the East of Leisure Town Road Growth Area north of Elmira Road to the southern boundary of the Locke Paddon Colony, and a 500-foot wide greenbelt buffer in the East of Leisure Town Road Growth Area south of Elmira Road. The third amendment to the Master Water Agreement was executed on June 22, 2018.
LU-A17.2 - Work with the Solano Irrigation District to expand the Urban Service Area and amend the Master Water Agreement to accommodate urban development in the East of Leisure Town Road and Northeast Growth Areas. As part of the Amendment to the Master Water Agreement, consider the width, location, and allowed uses in the agricultural buffer.	CD UTIL	Completed	See Status of Action LU-A17.1.
LU-A18.1 - Amend the City Gateways Design Master Plan and the Land Use and Development Code to include freeway frontage in the Northeast Growth Area and to address billboard development in this area.	CD PR PW	In Progress	See Status of Action LU-A11.2.

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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A19.1 - Amend the Land Use and Development Code to establish an Urban Reserve ordinance. The ordinance shall include criteria necessary to support a General Plan amendment permitting the conversion of the land designated as Urban Reserve to another land use designation. The criteria shall allow consideration of amendments needed to retain a 20-year supply of developable land within the Urban Growth Boundary or to replenish the supply of developable land reduced since General Plan adoption. These findings shall support the General Plan Vision Statement.	CD CMO	Completed	On January 9, 2018, the City Council approved Ordinance 1922 adding Chapter 14.04, Urban Reserve, to the Vacaville Municipal Code.
LU-A19.2 - Update the City's master infrastructure plans to identify the infrastructure requirements for the development of the East of Leisure Town Road and Northeast Growth Areas through the 2035 horizon year. The specific plans for these growth areas shall be consistent with the City's infrastructure master plans.	PW UTIL	In Progress	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development. The City will then continue to review and revise the CIP annually.
LU-A19.3 - As part of its regular Municipal Service Review and Comprehensive Annexation Plan updates, the City shall review and analyze the growth and population projections for the East of Leisure Town Road and Northeast Growth Areas in relation to the rest of the city to ensure an adequate, long-term supply of developable residential and non-residential land, and to ensure the City can provide adequate infrastructure and facilities to serve the needs of these growth areas.	CD	2022	On May 8, 2017, the City of Vacaville Municipal Service Review (MSR) for Comprehensive Sphere of Influence Update was approved by Solano Local Agency Formation Commission. The City is currently reviewing the growth and populations expected within the growth areas for the next 20 years and will prepare an updated MSR in 2022.
LU-A20.1 - Identify steps to further support development within Priority Development Areas.	CD HS PW UTIL	In Progress	See Status of Action LU-A11.2. The City has two Priority Development Areas ("PDAs") - Downtown and the Allison Policy Plan PDA. In February 2020, MTC approved the Allison Policy Plan Area PDA. The City is currently preparing the Downtown Specific Plan that incentivizes and encourages development. On May 12, 2020 the City Council approved a reduction in Traffic Impact Fees for Transit Oriented Development that was within Allison Ulatis PDA, within a 1/2 mile of the Vacaville Transportation Center and a minimum net density of 20.1 dwelling units per acre.
LU-A20.2 - Amend the zoning map to identify the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD	In Progress	See Status of Action LU-A11.2.

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Land Use Element (LU --)

Action	City Departments	Timeframes	Status
LU-A20.3 - Amend the Land Use and Development Code to provide development and design standards for the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD HS PW UTIL	In Progress	See Status of Action LU-A11.2.
LU-A22.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P22.1.	CD	In Progress	See Status of Action LU-A11.2.
LU-A23.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P23.1.	CD	In Progress	See Status of Action LU-A11.2.
LU-A24.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P24.1.	CD	In Progress	See Status of Action LU-A11.2.
LU-A26.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.2.	CD	In Progress	See Status of Action LU-A11.2.

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IMPLEMENTATION PLAN - General Plan Actions 2021 Annual Status of the General Plan Report

Transportation Element (TR --)

Action	City Departments	Timeframes	Status
TR-A1.1 - Consider the impacts of regional development on the Vacaville Transportation Network by reviewing public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. Create a loop street system around the city to avoid over-reliance on Interstate 80 for internal city travel. Construction of the Vaca Valley Parkway Extension, Foxboro Extension, California Drive Extension, and Interstate 80 Overcrossing projects would create the proposed loop street system.	PR PW Solano Transportation Authority	In Progress	The City continues to review public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. The "loop street system" around the city to avoid "over-reliance" on Interstate 80 for internal city travel" is the multi-jurisdictional Jepson Parkway (see below for updates). Construction of a portion of Foxboro Extension was done with the Jepson Parkway Project and development in the Vanden Estates Area.
TR-A1.2 - Continue with the design and construction of Jepson Parkway in south Vacaville and within the County between Fairfield and Vacaville under funding agreement administered by the Solano Transportation Authority. To the extent possible, facilitate the design and construction of future segments of Jepson Parkway in Vacaville.	PW	In Progress	Multiple segments of the Jepson Parkway project were completed prior to the adoption of the City's General Plan: The Leisure Town Road/I-80 Interchange; the widening of Leisure Town Road bridges at Horse Creek, New Ulatis Creek and Old Ulatis Creek; and the Leisure Town Road extension from Alamo Drive to Vanden Road. In 2019 as part of the multi-jurisdictional project, the City widened from two to four lanes Leisure Town Road between Vanden Road to Commerce Place and Vanden Road between Leisure Town Road and the Fairfield City Limits. The remaining Vacaville segment consists of widening and realigning Leisure Town Road from Commerce Place to Horse Creek Bridge. In March 2018, the City Council authorized the City Manager to execute a funding agreement with the Solano Transportation Authority for the design and construct of this remaining segments. The City plans to widen Leisure Town Road between Commerce Place and New Ulatis Creek in 2023.
TR-A1.3 - Continue to support STA updates of the Congestion Management Plan (CMP) and other regional transportation planning efforts.	PW and Solano Transportation Authority	Ongoing	City staff regularly meets with STA to discuss topics of interest including the Congestion Management Plan.
TR-A3.1 - Develop policies, procedures, and standards for roundabouts and rural roads as part of the update the City's roadway design specifications.	CD PW	In Progress	The city is updating the Vacaville City Standards and City Drawings. Once complete, the City will bring to City Council for adoption.

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Transportation Element (TR --)

Action	City Departments	Timeframes	Status
TR-A3.2 - Continue to track and evaluate available traffic safety data, and establish a means to prioritize and improve circulation facilities as needed to maintain traffic safety (i.e. meet design standards) and levels of service on major arterials. Specific improvements should be identified and implemented on the basis of detailed traffic studies.	CD PW	Ongoing	The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. The Transportation Master Plan will be used to continue the implementation of this Action.
TR-A3.3 - Update the Traffic Impact Fee program to reflect the adopted General Plan and existing land uses to ensure that the level of service standards stated in Policies TR-P3.1 through TR-P3.3 are met to the greatest extent possible.	CD PW	In Progress	The City is in the process of updating the Master Infrastructure and Facility plans, and updating the Development Impact Program, which includes the Traffic Impact Program. The Development Impact Fee is anticipated to be adopted by City Council in 2022.
TR-A3.4 - Update the Chapter 14.13 of Land Use and Development Code (Traffic Impact Mitigation Ordinance) to be consistent with the level of service policies stated in Policies TR-P3.1 through 3.5.	CD PW	Completed	On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180, and Traffic Impact Mitigation Ordinance, of the Municipal Code.
TR-A5.1 - As funding permits, improve traffic flows on major arterial streets and continue to implement the coordination of traffic signals at major intersections and along arterial streets during daily peak travel periods.	CD PW	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. Following the completion of these plans, the City will program new transportation improvements as part of its capital improvement program (CIP). The City continues to evaluate major arterial streets flow patterns and looks to find ways to improve traffic flow. Recently, the City of Vacaville was awarded \$2.48 million Highway Safety Improvement Plan (HSIP) grant to improve safety at 21 intersections along the Alamo Road and Peabody Road arterials. Installation of new camera detection and new signal controllers will have the added benefit of raising the level of service at these intersections.
TR-A5.2 - To improve emergency vehicle response times and minimize transit system delays, continue to implement the emergency vehicle traffic signal preemption (EVP) contend and Transit Priority System Priority (Opticom or an approved equivalent) along major response emergency response and transit routes. Require that the system be installed as part of any upgrades or signalizations triggered by new development along these routes.	FD PD PW	Ongoing	Signal preemption is installed with new signals or signal upgrades.

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Action	City Departments	Timeframes	Status
TR-A5.3 - Establish policies and procedures for limiting full access along existing and proposed arterials based on the need to maintain roadway capacity, limit conflicts and improve traffic safety.	CD PW	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
TR-A5.4 - Establish policies, procedures, and standards for implementing improvements that maximize the carrying capacity of arterials.	CD PW	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
TR-A6.1 - Reevaluate the City's Traffic Calming Ordinance to slow traffic on existing local roads and redirect through-traffic. Establish policies, procedures, and standards for evaluating traffic calming measures with new development proposals, both on-site and off-site.	CD PW	In Progress	On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180, and Traffic Impact Mitigation Ordinance, of the Municipal Code. The traffic calming measures are being created as a separate companion document.
TR-A7.1 - Continue to support the Solano Transportation Authority's regional Safe Routes to School (SR2S) program as funding and staffing permit.	CD PW and Solano Transportation Authority	Ongoing	In 2021 PW received a \$148,000 Highway Improvement Safety Program to make safety improvements on Alamo Drive @ Edgewood Drive serving Alamo Elementary School. Additionally, PW received a \$15,000 (micro) Safe Routes to School grant from STA to replace radar feedback signs, which are located in close proximity to various schools. These improvements are underway. In 2020 PW received a \$256,000 Highway Improvement Safety Program to make safety improvements on Browns Valley Road @ Clareshastle Way / Waterford Dr and Marshall Rd @ Southside Bikeway serving Browns Valley and Eugene Padan Elementary School. Additionally, PW received a \$30,000 (micro) Safe Routes to School grant from STA to replace radar feedback signs, which are located in close proximity to various school. Both improvements have been completed.
TR-A7.2 - Update the Land Use and Development Code to require new roadway networks to be designed to accommodate transit vehicles and facilitate efficient transit routes.	CD PW	Unscheduled	The City has nearly completed the preparation of its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.

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Action	City Departments	Timeframes	Status
TR-A7.3 - Develop a policy and procedure for evaluating transit demand anticipated from new development and establishing a means for new development to provide for this demand beyond what can be expected from other established funding sources. To the extent possible, develop a means to include anticipated transit demand from development in Short and Long Range Transit Plans.	CD PW	Unscheduled	<p>The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action. This action is difficult because transit demand in new development areas will not be adequate to meet the minimum "fare box recovery" (20%) that is mandated by the federal government.</p> <p>When establishing new transit routes, the first priority is to meet this minimum requirement. If the demand (which in new development is usually low) is such where the fare box recovery does not meet the minimum requirement, City Coach will not serve these areas.</p> <p>However, the City has developed a new "On Demand" ridership program similar to Uber/Lyft called City Coach Direct that serves all of Vacaville.</p>
TR-A7.4 - Adopt roadway network standards to support a grid network design to establish consistency with Policy TR-P7.7. These standards shall be coordinated with standards for traffic calming measures evaluated as part of Policy TR- A6.1.	CD PW	Ongoing	On January 22, 2019, the City Council adopted Ordinance 1936 adopting new Residential Design Requirements that address grid roadway networks. See TR-A7.3
TR-A7.5 - Construct off-site transit facilities to enhance citywide transit service and to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	CD PW	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action. The City has begun the Transit Electrification Project which will begin the transition to zero emission buses as mandated by the California Air Resources Board. The City is currently working on the energy modeling analysis for Vacaville City Coach which will be used to drive the construction parameters of a transit vehicle electric charging infrastructure system.
TR-A7.6 - Support school districts as appropriate in the provision of school bus service, and consider a process to facilitate the development of Operations and service as a Transportation Demand Management (TDM) measure to offset morning peak hour and overall greenhouse gas impacts of new development and existing vehicle traffic to schools.	PW and School Districts	Ongoing	City staff works with the local school districts to help meet the transit needs of school aged children.

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Action	City Departments	Timeframes	Status
TR-A7.7 - Support the local school districts in efforts to reduce motor vehicle trips, reduce overall traffic congestion, improve school area safety, and promote student health as a TDM measure to offset the impact of new development on citywide congestion levels and greenhouse gas emissions.	PW School Districts, and Solano Transportation	Ongoing	City staff works with the local school districts to help meet the transit needs of school aged children.
TR-A7.8 - Consider including transportation improvements that will support and enhance travel by transit, bicycle, and pedestrian modes in updates to the Development Impact Fee program.	PW and School Districts	In Progress	On February 25, 2020, City Council adopted Resolution 2020-032 to adopt the Downtown Connectivity and Streetscape Design Plan. The Downtown Connectivity and Streetscape Design Plan identifies a range of improvements in Downtown that will support transit, bicycle and pedestrian transportation. The draft Traffic Impact Fee includes funds for bicycle and pedestrian improvements.
TR-A8.1 - Consider preparing and adopting a Citywide Bicycle Transportation Plan in accordance with the California Streets and Highways Code Section 891.2 to be eligible for Caltrans Bicycle Transportation Account funds as staffing and budget allow.	CD PW	In Progress	The City cooperated with the Solano Transportation Authority to create the Solano Active Transportation Plan, which was completed in February 2020. This Plan is a combination of the previous Countywide Bicycle Plan, Pedestrian Plan, and Safe Routes to Transit Plan. In addition, the City adopted the Downtown Connectivity and Streetscape Design Plan, which will be incorporated into the Downtown Specific Plan expected to be completed in early 2021.
TR-A8.2 - Establish a policy on bike storage and parking requirements.	CD & PW	In Progress	See Status of Action LU-A11.2. The City provides bike storage and parking facilities at all major City facilities including neighborhood and community parks, community centers, City Hall, park and rides, etc.
TR-A8.3 - As budget and staffing allow, establish a signing and marking plan to support the Bicycle Transportation Plan and clearly mark routes to transit stops and significant destinations. The signage plan should also establish priorities for installation of bicycle route signage.	CD PW	2021	The Downtown Specific Plan includes more detailed improvements with a fiscal analysis of different options for a complete examination of how to best support transit, bicycle and pedestrian transportation. The Downtown Streetscape and Connectivity Plan was approved in 2019, and includes signage and network improvements in the Downtown area. The City provides bike storage and parking facilities at all major City facilities including neighborhood and community parks, community centers, City Hall, park and rides, etc. The City's Directional Signage program does include transportation centers as destinations.
TR-A8.4 - Research how providing bicycle storage, parking, and other amenities that encourage bicycle trips affects auto trip generation rates as staffing and budget allow.	CD PW	2021	The Downtown Specific Plan will include more detailed improvements with a fiscal analysis of different options for a complete evaluation of how to best support transit, bicycle and pedestrian transportation.

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Action	City Departments	Timeframes	Status
TR-A8.5 - Seek funding to construct bicycle infrastructure to enhance the citywide bike route network as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions	PW	Unscheduled	With the completion of the Downtown Specific Plan, funding and grant opportunities for such infrastructure will be more easily obtainable through the identification of shovel ready sites and protects. STA is moving forward with the I-80 Express Lanes within Vacaville. As part of this work another segment of the Ulatis Creek Bike Trail, underneath I-80, will be complete. While there are additional segments to complete this bike trail, the freeway undercrossing will be a significant addition.
TR-A9.1 - Continue to support and facilitate the ADA Advisory Committee as a means to prioritize and address all barriers for people with disabilities on the City roadway network and at public facilities.	CMO PW	Ongoing	The ADA Advisory Committee meets on the 4th Wednesday of each month. More information about the ADA Advisory Committee can be found online at: https://www.ci.vacaville.ca.us/residents/americans-with-disabilities-act
TR-A9.2 - Seek funding to construct off-site pedestrian infrastructure to enhance the citywide pedestrian network (including improved access to transit) as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW	Unscheduled	With the completion of the Downtown Specific Plan, funding and grant opportunities for such infrastructure will be more easily obtainable through the identification of shovel ready sites and protects. STA is moving forward with the I-80 Express Lanes within Vacaville. As part of this work another segment of the Ulatis Creek Bike Trail, underneath I-80, will be complete. While there are additional segments to complete this bike trail, the freeway undercrossing will be a significant addition. City will be adding bike / pedestrian paths to the Traffic Impact Fee.
TR-A10.1 - Amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.	PW & City Attorney	Completed	On November 14, 2017, the City Council approved Ordinance 1919, amending Chapter 10.60 of the Vacaville Municipal Code, Transportation System Management. Resolution 2021-085, dated 9/2021, approved an updated Transportation Element.
TR-A12.1 - Continue to implement the Extra-Legal Permit Program to limit truck traffic on local roads.	PW and Caltrans	Ongoing	On November 14, 2017, the City Council approved Ordinance 1918, amending Chapter 10.32 of the Vacaville Municipal Code, Trucks and Truck Routes Within the City Limits.
TR-A12.2 - Continue to enforce designated truck routes to support truck loads and operations and implement the Extra-Legal Permit Program to appropriately route trucks on the City's roadway network and prioritize roadway design that is needed to support truck loads and operations.	PW and Caltrans	Ongoing	On November 14, 2017, the City Council approved Ordinance 1918, amending Chapter 10.32 of the Vacaville Municipal Code, Trucks and Truck Routes Within the City Limits.

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Conservation and Open Space Element (COS --)

Action	City Departments	Timeframes	Status
COS-A1.1 - Adopt and implement the requirements of the Solano Habitat Conservation Plan (HCP) once it is approved. If the Solano HCP is not adopted, develop standardized policies for conserving natural communities affected by development.	CD PW	Ongoing	As part of the General Plan Update Environmental Impact Report, the City adopted several of the conservation mitigation measures identified by the Draft HCP (2014). Future development must adhere to the adopted mitigation measures. These mitigation measures will remain in place until the HCP is adopted at which time development will have to comply with it.
COS-A1.2 - Develop and implement programs to identify invasive, non-native species and prohibit the use of such species in landscaping in order to prevent them from becoming established or expanding their populations within the city.	CD PW	Unscheduled	This timing of this task is to be determined.
COS-A1.3 - Amend Section 14.09.131, Supplemental Standards, Tree Preservation, of the Land Use and Development Code to include tree protection measures for native trees and woodland habitat.	CD	In Progress	See Status of Action LU-A11.2.
COS-A1.4 - Amend the Land Use and Development Code to require all new Specific Plans and the Residential Design Requirements for New Single Family Development to include a resource management component that protects and preserves natural communities, and encourages the use of native vegetation in the landscape plans, and establishes street tree planting standards for new development.	CD PW	In Progress	See Status of Action LU-A11.2.
COS-A1.5 - Adopt a citywide open space management plan that identifies ways to protect wildlife, including the protection and enhancement of existing wildlife movement corridors.	CD PR PW	In Progress	See Status of Action LU-A11.2.

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Conservation and Open Space Element (COS --)

Action	City Departments	Timeframes	Status
<p>COS-A1.6 - Amend the Land Use and Development Code to establish the following protections for special-status bat species:</p> <ul style="list-style-type: none"> - An approved biologist shall conduct pre-construction roost surveys between March 1 and August 31 to identify any roosting bats, and ensure that surveys are conducted within 30 days prior to the anticipated removal of habitat. - If a maternity roost is encountered during a pre-construction survey, demolition of the roost shall wait until September 15 when the young can live independently of the adults. Prior to demolition, the bats shall be excluded by an experienced expert. If the roost is not a maternity roost, then the bats shall be excluded from the roost by the certified expert prior to demolition. - A bat roost shall be recreated within 5 miles of the project site. A conservation easement shall be placed on the mitigation bat roost to ensure that it is not destroyed. The bat roost shall be monitored until it can be demonstrated that bats have used the mitigation roost for three consecutive years. An endowment shall be established in sufficient quantity to provide for the maintenance of the bat roost. The City of Vacaville shall approve the quantity of the endowment. 	<p>CD PW</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>
<p>COS-A1.7 - Amend the Land Use and Development Code to require that new development mitigate all impacted oak woodland and oak savanna habitats by preserving oak woodland and oak savanna habitat with similar tree canopy densities at a 3:1 ratio (preservation: impact).</p>	<p>CD PW</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>

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Conservation and Open Space Element (COS --)

Action	City Departments	Timeframes	Status
<p>COS-A1.8 - Amend the Land Use and Development Code to require that applicants for development projects that would impact oak woodland and oak savanna prepare and implement a long-term management plan for oak woodland and oak savanna areas that are protected as open space and a mitigation plan to address short-term impacts. Funding for the short-term mitigation and long-term management of these areas shall also be provided. The plans, at a minimum, shall incorporate the following:</p> <ul style="list-style-type: none"> - The plans shall be prepared by a qualified person(s) experienced in the development and implementation of grassland and oak woodland restoration, mitigation, and management plans. - A mitigation plan for an oak woodland area shall include vegetation management, site preparation, exotic species removal, site grading, erosion control, and revegetation of disturbed areas outside of development envelopes. Any revegetation program shall use plant materials indigenous to this region. - The mitigation plan shall specify a construction and five-year post construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provisions for remedial action as needed to correct deficiencies. <p>Annual reports and a final report, prepared by the property owner and subject to approval by the local lead agency and the Department of Fish and Game, shall document the success of the revegetation. If the revegetation is not successful, an additional period of correction and monitoring shall be specified.</p> <ul style="list-style-type: none"> - The management plan shall clearly identify the plan's goals focusing on vegetation (e.g. stability, succession, reproduction, and nonnative species) and wildlife (e.g. habitat quality and species diversity) Issues. <p>The management plan shall specify maintenance requirements and the responsibility for implementation, long term ownership and/or management responsibility, and a funding mechanism.</p>	<p>CD</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>

Legend of City Departments:

<p>CD Community Development CMO City Manager's Office</p>	<p>FD Fire Department HS Housing Services</p>	<p>PD Police Department PW Public Works</p>	<p>PR Parks and Recreation UTIL Utilities</p>
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Conservation and Open Space Element (COS --)

Action	City Departments	Timeframes	Status
<p>COS-A1.9 - Amend Chapter 14.09.131 of the Land Use and Development Code (Tree Preservation) to require the replacement of protected trees removed as part of a new development project as follows:</p> <p><u>Native Trees:</u></p> <ul style="list-style-type: none"> • Native trees with a diameter at breast height (dbh) of 6 to 10 inches shall be replaced at a ratio of two replacement trees to one removed tree (2:1). • Native trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 4:1. • Native trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 6:1. • Native trees with a dbh over 36 inches shall be replaced at a ratio of 8:1. <p><u>Non-Native Trees:</u></p> <ul style="list-style-type: none"> • Trees with a dbh of 6 to 10 inches shall be replaced at a ratio of 1:1. • Trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 2:1. • Trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 3:1. • Trees with a dbh over 36 inches shall be replaced at a ratio of 4:1. <p>City staff shall address mitigation for the removal of eucalyptus trees on a case-by-case basis. The mitigation trees shall be derived from local stock. A mitigation plan shall be developed by a biologist or professional arborist in order to ensure the long-term survival of the native plantings and City staff shall review mitigation plans on a case-by-case basis. The mitigation plan shall include the location of planting, planting techniques, need for irrigation, monitoring, maintenance, performance standards, and annual reporting. Monitoring shall be done for at least five years after planting to verify that at five years after planting, 80 percent of planted replacement trees shall be established. "Established trees" means trees that are not hazardous, diseased, or a nuisance.</p>	<p>CD PR</p>	<p>In Progress</p>	<p>See Status of Action LU-A11.2.</p>

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Action	City Departments	Timeframes	Status
<p>COS-A1.10 - Amend Chapter 14.09.131 of the Land Use and Development Code (Tree Preservation) to require that a tree protection zone be established on a new development site adjacent to work areas to mitigate potential damage to native trees on the site during construction activities. Usually a tree protection zone encompasses the edge of the canopy. A professional arborist shall be consulted prior to construction regarding the specifications of the tree protection zone and the appropriate care for trees before, during, and after construction. Trees whose roots are damaged by the project shall be monitored for five years after the end of construction. Those trees that die within the five-year monitoring period shall be replaced with three native trees.</p> <p>These new re-placement trees shall be covered by the mitigation plan described in Action COS-A1.8.</p>	CD	In Progress	See Status of Action LU-A11.2.
<p>COS-A2.1 - Develop a creek protection ordinance requiring development setbacks from creeks and protection of the creeks and associated riparian habitats during construction, and restoration after construction. As part of this ordinance, implement programs to limit invasive non-native species from becoming established or expanding within the city and evaluate public access along creekways to ensure protection of habitat resources and to ensure public safety within creek setback areas. Update the City's creekways Policy to be consistent with the creek protection ordinance.</p>	CD PR PW	In Progress	See Status of Action LU-A11.2.
<p>COS-A2.2 - Establish a single maintenance district to ensure uniform maintenance, management, and invasive species control for selected channels and creeks.</p>	CD PW	Unscheduled	The timing of this task is to be determined.
<p>COS-A3.1 - Adopt an Agriculture Preservation Policy that addresses the width, location, and allowed uses in the 500-foot agricultural buffer, and addresses the right-to-farm</p>	CD PW	Unscheduled	On April 11, 2017, the City Council adopted Ordinance 1913, adding the agricultural buffer overlay district to the Municipal Code. The ordinance addresses the location of the buffer and permitted uses within the buffer. The City still needs to adopt an agricultural preservation policy that addresses the right-to-farm.

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Action	City Departments	Timeframes	Status
COS-A4.1 - Adopt an Agricultural Buffer Ordinance and zoning district.	CD	Completed	On April 11, 2017, the City Council adopted Ordinance 1913, adding the agricultural buffer overlay district to the Municipal Code. The ordinance addresses the location of the buffer and permitted uses within the buffer.
COS-A4.2 - Adopt a right-to-farm ordinance that informs homebuyers near agricultural operations of the possible negative effects of living near active agricultural operations, such as noise, dust, and spraying.	CD	Unscheduled	On April 11, 2017, the City Council adopted Ordinance 1913, adding the agricultural buffer overlay district to the Municipal Code. The ordinance addresses the location of the buffer and permitted uses within the buffer. The City still needs to adopt an agricultural preservation policy that addresses the right-to-farm.
COS-A5.1 - Research the formation of an agricultural co-operative for specialty crops to make use of economies of scale and thereby minimize the barriers to providing local crops to Vacaville residents.	CD CMO	Unscheduled	The timing of this task is to be determined.
COS-A6.1 - Consult with Native American Tribes with ancestral ties to Vacaville to discuss tribal cultural resources and to create agreed upon parameters defining what type of projects will be routinely referred to the Tribes (e.g. project types, projects located in specific geographic locations).	CD PW	Ongoing	The City routinely notices the Yocha DeHe Wintun Nation ("Nation") regarding proposed projects. The City has committed to meet with the Nation on a quarterly basis.
COS-A7.1 - Hire a cultural resources professional to study the creation of a Historic Preservation District for the residential areas west of Downtown. Use the results of this study to determine whether the district should be established.	CD CMO	In Progress	This action is being conducted as part of the Downtown Specific Plan.
COS-A9.1 - Implement the Climate Action Plan and monitor its effectiveness every five years by conducting a greenhouse gas emissions inventory. Adjust the Climate Action Plan as needed based on these calculations to ensure that the City is on track to meet its greenhouse gas emissions reduction target.	CD FD PR PD UTIL	In Progress	In December 2017, the California Air Resources Board (CARB) published the second update to the Climate Change (AB 32) Scoping Plan for the greenhouse gas reduction targets which correspond to the goal identified in Executive Order B-30-15 for year 2030. The Scoping Plan seeks to reduce greenhouse gases 40% from 1990 levels by the year 2030, and 80% below 1990 levels by 2050. The City began reviewing and updating the ECAS in 2020 in conjunction with the Traffic Element amendment for Vehicle Miles Traveled. The ECAS update is anticipated to be complete in Spring 2021.

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Action	City Departments	Timeframes	Status
COS-A9.2 - Continue to provide alternative fuel infrastructure throughout the city, such as electric vehicle charging stations, and conduct periodic studies to ensure that there is demand for such facilities as technologies change.	CD FD PD PR PW UTIL	Ongoing	The City completed several energy efficiency projects prior to the adoption of the General Plan in August 2015. On October 28, 2014, the City Council adopted Resolution No. 2014-118 accepting the public improvements for the City of Vacaville Clean Energy Project pursuant to Agreement between the City of Vacaville and Siemens Industry, Inc., dated December 20, 2012 - Facility Improvement Measure (FIM) #1,4,5,6,8,10,11,12, & 13. However, the City will continue to pursue grants for energy projects. The recently adopted ECAS includes an implementation measure to improve capacity for electric vehicles.
COS-A9.3 - Continue to purchase alternative fuel, low emission vehicles for the City's vehicle fleet.	PW	Ongoing	On December 16, 2016 the Department of Public Works adopted procedures for procurement of green fleet passenger vehicles.
COS-A11.1 - Pursue grants to address existing energy inefficiencies in City facilities.	PW and All City Departments	Ongoing	The City completed several energy efficiency projects prior to the adoption of the General Plan in August 2015. On October 28, 2014, the City Council adopted Resolution No. 2014-118 accepting the public improvements for the City of Vacaville Clean Energy Project pursuant to Agreement between the City of Vacaville and Siemens Industry, Inc., dated December 20, 2012 - Facility Improvement Measure (FIM) #1,4,5,6,8,10,11,12, & 13. However, the City will continue to pursue grants for energy projects.
COS-A11.2 - Review and update the Land Use and Development Code and building codes to allow for innovative energy-efficient technologies as long as they do not significantly conflict with other goals in this General Plan.	CD PW	Ongoing	On January 14, 2020 the City Council approved Ordinance 1950 adopting the 2019 California Building Standards Code (Title 24 of the California Code of Regulations), which includes the Building Code, Existing Building Code, Residential Code, Plumbing Code, Mechanical Code, Electrical Code, and Fire Code.
COS-A12.1 - Amend the Land Use and Development Code to identify land use sources of toxic air contaminants and sensitive users.	CD PW	Unscheduled	See Status of Action LU-A11.2.
COS-A13.1 - Revise the Land Use and Development Code to require water use efficiency best management practices.	CD PW UTIL	Completed	On October 27, 2015, the City Council adopted the State Model Water Efficient Landscape Ordinance (Ord. 1891). The new water efficiency requirements have been added to Division 14.27, Water Efficient Landscaping, of the City Municipal Code.
COS-A13.2 - Continue to implement the City's water efficient-landscape requirements, which address the use of drought-tolerant plant materials and irrigation standards.	CD PW UTIL	Ongoing	See Status of Action COS-A13.1

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Conservation and Open Space Element (COS --)

Action	City Departments	Timeframes	Status
<p>COS-A13.3 - Continue to pursue the development of infrastructure for distribution of recycled or non-potable water for irrigation.</p>	<p>CD PW UTIL</p>	<p>In Progress</p>	<p>On April 13, 2021, the City Council adopted Resolution Nos. 2021-027 and 2021-028 adopting an initial study/mitigated negative declaration for the Recycled Water Project, and adopting a Recycled Water Master Plan. The Recycled Water Master Plan identifies a proposed recycled water program that includes use of recycled water for beneficial uses including agricultural irrigation, urban irrigation, and industrial reuse.</p>
<p>COS-A14.1 - Work with the Solano Irrigation District, nearby cities, and/or Solano County to develop a recharge area map to guide future development. Developments proposed in areas identified as “valuable” to the recharge area shall mitigate adverse impacts to the greatest extent possible.</p>	<p>CD PW UTIL and SID, nearby cities, & Solano County</p>	<p>Ongoing</p>	<p>On April 25, 2017 the City Council adopted Resolution No. 2017-046 determining to become a groundwater sustainability agency (GSA) for the portion of the Solano Sub-basin of the Sacramento Valley Groundwater Basin within the City of Vacaville’s boundaries. On October 10, 2017, the City Council adopted Resolution GSA 2017-001, authorizing the executive director to execute a memorandum of understanding with the other two Solano County GSAs. On December 14, 2021, the City Council adopted Resolution No. GSA 2021-001, adopting the Solano Sub-basin Groundwater Sustainability Plan. The Plan was developed in coordination with nearby agencies and Solano County. The plan identifies potential areas for recharge within the Solano Sub-basin.</p>

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Parks and Recreation Element (PR --)

Action	City Departments	Timeframes	Status
PR-A1.1 - Update the Comprehensive Parks, Recreation, and Open Space Master Plan to include a broader description of desired park facilities and allow staff the flexibility to include the facilities desired by the public, and continue to implement this Master Plan.	CD PR	In Progress	A new Parks and Rec Master Plan was adopted in May 2021. This Plan functions as the Master Facility Plan for the Parks and Recreation Department.
PR-A1.2 - Develop the Trails and Trailhead system as outlined in the Comprehensive Parks, Recreation and Open Space Master Plan. Provide additional trails and facilities where they are feasible and appropriate. Connect the trails system to the bikeways system wherever feasible and appropriate.	CD CMO PR PW	Unscheduled	In May 2021, a new Parks and Recreation Master Plan was adopted by the City Council. The Park and Recreation Plan identifies the need for trails and a trailhead system. The Plan also identifies plans to expand existing walking and bicycle connections.
PR-A1.3 - Implement a Quimby Ordinance requiring that park provision be considered and incorporated in the subdivision process.	CD CMO PR PW	Unscheduled	The timing of the task is to be determined.
PR-A2.1 - Adjust park impact fees to reflect a more accurate cost of developing parkland based on real development costs. Include an adjustment for the cost of responding to changing requirements, such as the American with Disabilities Act, playground safety standards, CEQA requirements, and new building technology that combats vandalism (e.g. concrete tables and video surveillance systems).	CMO PR PW	2022	The City approved an updated Comprehensive Parks, Recreation, and Open Space Master Plan in May 2021. The AB 1600 Development Impact Fee study is underway with revised Development Impact Fees expected to completed and prepared for adoption in summer 2022. The park impact fees will be evaluated as part of this study.
PR-A3.1 - Coordinate with public safety staff in the design of parks and in the development of standards for park design. Incorporate these standards into the Update to the Comprehensive Parks, Recreation, and Open Space master Plan.	FD PD PR	In Progress	The City approved an updated Comprehensive Parks, Recreation, and Open Space Master Plan in May 2021. This Plan functions as the Master Facility Plan for the Parks and Recreation Department.
PR-A6.1 - Conduct a review of park and recreation facilities to identify ways that they could be utilized to promote healthy lifestyles and activities for all age levels, including diet, exercise, and mental well-being.	PR PW	In Progress	The City approved an updated Comprehensive Parks, Recreation, and Open Space Master Plan in May 2021. This Plan functions as the Master Facility Plan for the Parks and Recreation Department.

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Public Facilities and Services Element (PUB --)

Action	City Departments	Timeframes	Status
<p>PUB-A1.1 - Develop a public safety facilities plan for fire, rescue, and emergency medical services. Include the following elements in the plan:</p> <p>Analysis of current fire, rescue, and emergency medical facilities and equipment, and their adequacy to service the existing planning area.</p> <p>Projections of the impacts of new development on the provision of fire, rescue, and emergency medical services to the existing and new areas of the community.</p> <p>These projections should include the adequacy of facilities and equipment, response times, communications systems, and the adequacy of the water system for fire-fighting needs.</p> <p>Response time standards for fire, rescue, and emergency medical services, and adequate personnel and facilities to meet the established standards.</p> <p>Hazardous materials use, storage, and disposal standards.</p> <p>Detailed Wildland Fire Hazard Area map for areas of local responsibility, similar to Figure SAF-9 in the Safety Element.</p>	<p>FD PD</p>	<p>Complete</p>	<p>In September 2018, the Fire Department completed its standards of coverage update. These standards are still in use.</p>
<p>PUB-A2.1 - Develop a public safety facilities plan for law enforcement services. Include the following elements in the plan:</p> <ul style="list-style-type: none"> • Analysis of current law enforcement facilities and equipment, and their adequacy to service the existing planning area. • Projections of the impacts of new development on the provision of law enforcement services to the existing and new areas of the community. These projections should include the adequacy of facilities and equipment, response times, and communications systems. • Response time standards for law enforcement services, and adequate personnel and facilities to meet the established standards. 	<p>CD FD PD</p>	<p>2021</p>	<p>The City is updating its Master Infrastructure and Facility Plans. The Fire and Police Departments will create public safety facilities plans as part of this task.</p>

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Public Facilities and Services Element (PUB --)

Action	City Departments	Timeframes	Status
PUB-A2.2 - Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.	CD FD PD	Ongoing	The Police Department routinely provides neighborhood security and crime prevention information and training. They actively encourage the creation of neighborhood and business watch groups.
PUB-A7.1 - Develop and maintain appropriate ordinances, policies, and master plans to regulate the installation of telecommunications facilities for the best interests of the community. As new technologies emerge, amend existing regulations or adopt new ones, consistent with the best interests of the community.	CD PD PW	2019-2021	See Status of Action LU-A11.2.
PUB-A7.2 - Amend the Telecommunications chapter of the Land Use and Development Code as needed to keep up-to-date on changes in telecommunications technology and practices.	CD PW	Completed	On February 25, 2020, City Council adopted Resolution 2020-031 amending the Municipal Code to address new advances in telecommunication technology pertaining to small wireless facilities located within the public right-of-way. (PUB-A7.2)
PUB-A8.1 - Implement zoning designation(s) that will clearly delineate major institutions and public facilities and their uses and establish appropriate development standards.	CD PW	In Progress	See Status of Action LU-A11.2.
PUB-A9.1 - Consider adopting a procurement ordinance to purchase recycled goods, thereby creating a market for recycled materials.	CMO Finance PW	Unscheduled	The timing of this task is to be determined.
PUB-A9.2 - Amend the Land Use and Development Code to require at least 50 percent diversion (i.e. reuse or recycling) of non-hazardous construction waste from disposal.	CD	Completed	This action was completed with the adoption of the 2016 California Standard Building Code on January 10, 2017 (Ordinance 1904).
PUB-A10.1 - Continue to update the Urban Water Management Plan every five years.	CD PW UTIL	In Progress	The Utilities Department prepared a five-year update to the Urban Water Management Plan for 2020. On June 8, 2021, City Council adopted the Plan with Resolution No. 2021-050.
PUB-A11.1 - Continue to update the five-year capital improvement program to provide for needed water facilities in relation to the City's financial resources.	CMO PD UTIL	In Progress	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
PUB-A11.2 - Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.	C,P PW UTIL	In Progress	The City is updating its Master Infrastructure and Facility Plans. A Final Draft Water System Master Plan was completed in 2018. The Plan is currently being amended to address new development projections in certain areas of the City.

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Public Facilities and Services Element (PUB --)

Action	City Departments	Timeframes	Status
<p>PUB-A13.1 - Implement and maintain the Sewer System Management Plan in accordance with regulatory requirements to ensure that the wastewater collection system is adequately sized, protected from deleterious substances, and maintained to minimize the risk of sanitary sewer overflows.</p> <p>Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.</p>	<p>CMO PD UTIL</p>	<p>In Progress</p>	<p>The City is updating its Master Infrastructure and Facility Plans. This includes a Sewer System Management Plan. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development. The Draft Sewer System Management Plan was completed in 2019. The Plan is currently being amended to address new development projections in certain areas of the City. The Sanitary Sewer Management Plan was completed in 2019 and on July 23, 2019, the City Council adopted Resolution 2019-065 adopting the Plan. Self-audits are required every two years and the City finalized the most recent self-audit in September 2021.</p>
<p>PUB-A14.1 - Continue to update the five-year capital improvement program to provide for needed wastewater facilities in relation to the City's financial resources.</p>	<p>PW UTIL</p>	<p>In Progress</p>	<p>The City is currently working on updating its capital improvement program (CIP) to ensure infrastructure can continue to support new development.</p>
<p>PUB-A14.2 - Develop and maintain, through regular updates, a long-range strategic capital development plan for wastewater facilities consistent with the General Plan.</p>	<p>CMO PW UTIL</p>	<p>2020-2021</p>	<p>The City is updating its Master Infrastructure and Facility Plans. A Final Draft Wastewater Facilities Master Plan was completed in 2018. Following the adoption of these plans, the City will update its capital improvement program (CIP) to ensure infrastructure can continue to support new development.</p>

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Safety Element (SAF --)			
Action	City Departments	Timeframes	Status
SAF-A1.1 - Consider implementing a hazard reduction program for existing development in high-risk zones. This would include inspection of structures for conformance with the Building Code and could give priority for inspection to emergency and critical facilities, older structures, and public facilities.	CD FD PW	In Progress	On December 12, 2017, the City Council adopted Resolution 2017-122, adopting the City of Vacaville Hazard Mitigation Plan. This plan meets the requirements of the Disaster Mitigation Act of 2000. The City is currently participating in updating the Solano County Hazard Mitigation Plan, which will update the 2012 Multi-Hazard Mitigation Plan. Expected completion date is March 2022. The City's Safety Element is also in the process of being updated concurrently with the Housing Element update.
SAF-A2.1 - Study the feasibility of establishing specific fees for those areas in which flooding and drainage problems exist. Assessed fees would be used to mitigate flooding through physical improvements.	CMO PW	In Progress	The City is currently preparing the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City is evaluating the City's impact fees and is evaluating ways to address existing flooding and drainage problems.
SAF-A2.2 - Develop a financing plan for the construction of upstream regional flood control detention basins.	CMO PW	In Progress	The City is currently preparing the AB 1600 Development Impact Fee study. As part of the AB 1600 process, the City is evaluating the City's impact fees and is evaluating ways to address existing flooding and drainage problems.
SAF-A2.3 - Continue to construct upstream regional flood control detention basins.	PW	Completed	Public Works is searching for opportunities to assist in funding these projects. Public Works continues to work with the Army Corp of Engineers to obtain the necessary permitting for the Alamo Creek Detention Basin.
SAF-A2.4 - Continue to update the five-year capital improvement program to provide for needed storm drainage facilities in relation to the City's financial resources.	PW	In Progress	The City is updating its Master Infrastructure and Facility Plan, and is in the process of updating its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
SAF -A2.5 - Develop a long-range strategic capital development plan for storm drainage facilities consistent with the General Plan.	PW	In Progress	The City is updating its Master Infrastructure and Facility Plan, and is in the process of updating its capital improvement program (CIP) to ensure infrastructure can continue to support new development.
SAF-A2.6 - Update the City's Storm Drainage Master Plan to identify storm drain facility improvements necessary to eliminate existing flooding hazards and drainage problems.	PW	In Progress	The City is updating its Master Infrastructure and Facility Plan that will identify projects and facilities to mitigate growth.
SAF-A2.7 - Continue to implement the storm drain facility improvements identified in the City's Storm Drainage Master Plan and the Ulatis System Drainage Study.	PW UTIL	In Progress	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will seek funding to implement projects such as the Alamo Creek and Ulatis Creek Detention Basins.

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Safety Element (SAF --)

Action	City Departments	Timeframes	Status
SAF-A2.8 - Continue to cooperate with the Solano County Water Agency on developing a comprehensive storm water management program to accommodate additional development in undeveloped areas.	PW UTIL and Solano Water	Ongoing	The timing of this task is to be determined.
SAF-A3.1 - Maintain the City's Storm Drainage Master Plan, which ensures that new development adequately provides for on-site and downstream off-site mitigation of potential flood hazards and drainage problems.	PW UTIL and Solano Water	Ongoing	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will seek funding to implement projects like the Alamo Creek and Ulatis Creek Detention Basins.
SAF-A3.2 - Revise the Land Use and Development Code to limit the amount of impervious surfaces in non-residential parking lots.	CD PW UTIL	In Progress	See Status of Action LU-A11.2.
SAF-A4.1 - Regularly update the Floodplain Management Ordinance to be in accordance with the National Flood Insurance Rate Map regulations.	CD PW	Unscheduled	The timing of this task is to be determined.
SAF-A4.2 - Assist the Federal Emergency Management Agency in updating the Flood Insurance Rate Maps for the Vacaville area and identifying 100-year flood zones.	CD PW	Unscheduled	The timing of this task is to be determined.
SAF-A4.3 - Review and revise the Safety Element concurrently with the adoption of each Housing Element to identify any new housing areas prone to flood hazards.	CD HS PW	2023	The City adopted the 2015-2023 Housing Element in 2015. The Housing Element Update is underway, expected to be completed by early 2023.
SAF-A4.4 - Annually review the Land Use Element to account for new flood information made available during the previous year.	CD PW	Unscheduled	The timing of this task is to be determined.
SAF-A4.5 - Update the Land Use and Development Code to appropriately reflect the Central Valley Flood Protection Plan and to identify current flood hazards and information.	PW CD	In Progress	See Status of Action LU-A11.2.
SAF-A4.6 - Support the efforts of levee owners and regional, State, or federal agencies to design and reconstruct levees that do not meet flood protection standards to bring them into compliance with adopted State and/or federal standards.	PW levee owners, and other agencies	Unscheduled	The timing of this task is to be determined.

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Safety Element (SAF --)

Action	City Departments	Timeframes	Status
SAF-A4.7 - Amend the Safety Element to include the 200-year floodplain map once it becomes available.	PW levee owners, and other agencies	Unscheduled	This task is dependent on the availability of the 200-year floodplain map.
SAF-A5.1 - Implement standards to address wildfire threat from agricultural areas in the East of Leisure Town Road and Northeast Growth Area, which are shown in Figure LU-3.	CD FD PW	Ongoing	Projects approved within the East of Leisure Town Road Growth Area have been redesigned to address wildland fire threats.
SAF-A5.2 - Amend Chapter 14.20.290 of the Vacaville Land Use and Development Code, Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat, to be consistent with State law.	CD FD	In Progress	See Status of Action LU-A11.2.
SAF-A6.1 - Continue to maintain and implement a hazardous materials information disclosure program.	CD FD	Ongoing	The Fire Department maintains and implements a hazardous materials information disclosure program.
SAF-A6.2 - Amend the Land Use and Development Code to specify development standards for properties where hazardous materials are present, including adequate separation and buffers from sensitive uses such as schools, residences, and public facilities.	CD FD	In Progress	See Status of Action LU-A11.2.
SAF-A7.1 - Adopt a comprehensive disaster response plan in coordination with adjoining communities. The plan should include procedures, including teaming and mutual aid, to follow during and after a major earthquake, wildland fire, hazardous substance release, or other catastrophic event.	FD PD	Completed. The Mutual Aid Agreement will be reviewed and updated every 5 years	On December 12, 2017, the City Council adopted Resolution 2017-122, adopting the City of Vacaville Hazard Mitigation Plan. This plan meets the requirements of the Disaster Mitigation Act of 2000. On October 9, 2018, the City Council adopted Resolution 2018-112 approving a mutual aid agreement between the City and Solano County Fire Agencies for all hazard emergency response.
SAF-A7.2 - Identify and regularly update emergency access routes.	FD PD	In Progress	The City is participating the Countywide Local Hazard Mitigation Plan (LHMP), which includes an addendum that specifically addresses Vacaville. This LHMP is current in draft form and will be adopted in 2022.
SAF-A7.3 - Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	FD PD	Ongoing	The City periodically tests its Office of Emergency Services (OES) systems.

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Safety Element (SAF --)

Action	City Departments	Timeframes	Status
SAF-A8.1 - Develop a Climate Change Preparedness Plan that will prepare for the impacts of climate change on the city's economic and natural systems and provide a climate-resilient community.	CD FD PD	2022-2023	The City of Vacaville is currently preparing an update to its Safety Element and is preparing an Environmental Justice Element that will address climate change preparedness.
SAF-A8.2 - Establish a Climate Change Contingency Fund that the City can use to respond to extreme or unusual climate events.	CD FD	Unscheduled	The timing of this task is to be determined.
SAF-A8.3 - Establish a regional climate change working group to share information and foster cooperation between Vacaville, neighboring communities, and regional agencies.	CD nearby cities, and Solano County	Unscheduled	The timing of this task is to be determined.

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Noise Element (NOI --)

Action	City Departments	Timeframes	Status
NOI-A1.1 - Amend the Land Use and Development Code to incorporate Policy NOI- P1.1.	CD Solano County, Nut Tree/Travis Airport	In Progress	See Status of Action LU-A11.2.
NOI-A2.1 - Request that Caltrans provide sound walls along Interstate 80 adjacent to existing residential areas where sound walls are the only practical noise mitigation.	CD PW and Solano Transportation	Unscheduled	The timing of this task is to be determined.
NOI-A2.2 - Review all non-residential development proposals for noise impacts on noise sensitive land uses, such as residences, schools, and hospitals.	CD PW	Ongoing	Chapter 14.09.127 of the Land Use and Development Code addresses noise levels and regulations related to sensitive uses including residences, schools and hospitals.
NOI-A3.1 - Update aircraft noise projections as future operations at the Nut Tree Airport and Travis Air Force Base are projected to change.	CD Solano County, Nut Tree/Travis Airport	Unscheduled	The City continues to work with the Solano County Airport Land Use Commission to ensure that the City's General Plan is consist with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans.
NOI-A4.1 - Amend the Land Use and Development Code to incorporate Policy NOI- P4.2	CD Solano County, Nut Tree/Travis Airport	In Progress	See Status of Action LU-A11.2.

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