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**TITLE: RECEIVE THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT.**

**RECOMMENDED ACTION: INFORMATIONAL ITEM. NO ACTION NECESSARY.**

**BACKGROUND INFORMATION:**

California law requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities (Government Code Section 65300). The General Plan serves as the City's blueprint for future growth and development and the plan contains policies and programs designed to provide decision-makers with a solid foundation for land use and development decisions.

Government Code Section 65400 requires each jurisdiction to prepare an Annual Progress Report (APR) on the General Plan, which includes the Housing Element. The report is submitted to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1 of each year.

The APR covers the previous calendar year (2023) and looks at the City's progress toward implementing its General Plan, including:

- Reporting on the status of the General Plan Implementation Actions.
- Highlighting notable achievements of policies and actions.
- Identifying completed and pending General Plan amendments.
- Describing the City's progress in meeting its Regional Housing Needs Allocation (RHNA).
- Recommending General Plan Implementation Priorities.

Included in the report is the progress made in implementing the Housing Element of the General Plan and RHNA. Staff has combined the reporting elements of the Housing Element as required by the State into a single Annual Report found in Attachment 1. The APR has been prepared by City staff and contains concise reporting, organized by sections:

1. Status of the General Plan
2. Status of the Housing Element Implementation
3. Status of the Downtown Specific Plan
4. Performance Tracking for the Energy and Conservation Action Measures
5. Performance Tracking for the General Plan Environmental Impact Report (EIR), Mitigation and Monitoring Program

Following the report is an Appendix Library to provide detailed information for each section as listed above. A list of the Appendices can be found in the Table of Contents of the report and are listed here:

- Appendix 1: General Plan Implementation Actions
- Appendix 2: Housing Element Implementation Data
- Appendix 3: 2023 Annual Building Activity Data for New Construction
- Appendix 4: Addendum to the Housing Element Annual Progress Report
- Appendix 5: Downtown Specific Plan Implementation Actions
- Appendix 6: Downtown Specific Plan Planned Improvements
- Appendix 7: Performance Tracking for the Energy and Conservation Action Measures
- Appendix 8: Performance Tracking for the General Plan EIR Mitigation and Monitoring Program
- Appendix 9: Housing Element Implementation Progress Report, Vacant Sites Inventory and Housing Mix Targets

### **DISCUSSION:**

Attachment 1 is the 2023 Annual Progress Report for the City and includes comprehensive progress reporting on the General Plan implementation, Housing Element implementation, Downtown Specific Plan implementation, as well as updates on performance tracking measures as it relates to the Energy and Conservation Action Program and the General Plan EIR Mitigation and Monitoring Program. It includes nine appendices covering a variety of topics.

State law requires that Housing Element implementation progress be provided to OPR and HCD, and staff has incorporated these reporting elements in this APR (Appendix 2). Appendix 3 provides information on citywide housing production numbers based on the number of residential building permits issued in 2023, and Appendix 9 provides the Housing Element Implementation Progress Report.

The City is also required to annually prepare and submit an Addendum to the Annual Housing Element Progress Report regarding its affordable housing activities to satisfy the affordable housing-related provisions of California Redevelopment Law. This report is prepared by the City's Housing and Community Services Department and included in Appendix 4.

### **Recommended Priority Implementation Tasks for 2024**

The Annual Report identifies numerous implementation tasks as listed in Appendix 1. 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 the following General Plan Implementation tasks as a priority for 2024 to achieve the City's long-term goals.

- **Downtown Specific Plan (DTSP) Implementation** - The DTSP was approved on February 8, 2022, and contains an implementation chapter (Chapter 5). Staff will be continuing to work with Downtown businesses and property owners to prioritize implementation tasks and projects. Implementation of the DTSP will include 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).

- **Municipal Service Review (MSR) and Urban Reserve Land Use Analysis** - State law requires that the City update its MSR and renew its Sphere of Influence every five years, or as needed. Concurrently with updating the MSR, Chapter 14.04.040 et seq. of the City's Municipal Code requires staff to analyze and evaluate whether the City should allow the development of lands designated as "Urban Reserve," to ensure a 20-year supply of residential land. On October 24, 2023, staff presented an Urban Reserve study session to the City Council, and the City Council subsequently directed staff to explore land use planning in the Urban Reserve that would be well integrated with surrounding uses. Staff was also directed to work with project proponents to conduct initial community outreach, and then return to the City Council with proposed General Plan Amendment requests and a recommended approach.
- **Housing Element Implementation** - On June 27, 2023, the City Council adopted the 6th Cycle (2023-2031) Housing Element update. The State's Housing and Community Development Department (HCD) subsequently certified the City's Housing Element on September 18, 2023. The City Council also adopted the Safety Element concurrently with the Housing Element Update, as required by State Law, and Environmental Justice Element goals, policies, and actions were integrated into multiple General Plan Elements. The Housing Element implementation progress report is included with this report as Appendix 9.
- **Allison Priority Development Area (PDA)** - On October 24, 2023, the City Council authorized staff to accept a new Metropolitan Transportation Commission (MTC) grant of \$1,200,000 and release a Request for Proposal (RFP) to develop a specific plan for the Allison PDA. The RFP was issued on January 31, 2024.
- **Inclusionary Housing** - On October 10, 2023, the City Council authorized staff to proceed with an RFP from consultants to study inclusionary housing options for Vacaville. This RFP was issued on January 25, 2024.
- **Northeast Growth Area Specific Plan** - On August 23, 2022, the City Council directed staff to develop an action plan to prepare a specific plan for the Northeast Growth Area for the City Council's future consideration. The General Plan identified the Northeast Growth Area as an opportunity for developing job-generating uses, such as high-quality office, industrial, and technology campus uses (General Plan Policy LU-P20.1). General Plan Policy LU-P20.3 requires that specific plans be prepared for development in the Northeast Growth Area to ensure that coordinated plans for land uses, public facilities, and public services are created for each area. As the City's industrial areas are building out, there is a need for additional land for nonresidential land uses that provide high paying jobs. Staff intends to schedule consideration of launching the Northeast Growth Area Specific Plan process in spring 2024.
- **East of Leisure Town Road Growth Area Specific Plan** - On October 24, 2023, the City Council held a study session regarding the City's Urban Reserve and indicated general support for initiating the planning process for the East of Leisure Town Road Growth Area. The East of Leisure Town Road Growth Area is comprised of 1,317 acres, of which 669 acres are currently in the City of Vacaville and 648 acres are within the unincorporated County. Similar to the Northeast Growth Area, the General Plan identifies a goal (Goal LU-19) to provide for orderly, well-planned, and balanced growth in the East of Leisure Town Road Growth Area, and it identifies a requirement to prepare

specific plans for this growth area (Policy LU-P19.5). Staff intends to schedule consideration of launching the East of Leisure Town Road Growth Area Specific Plan process in spring 2024.

**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 2024. On March 12, 2024, the City Council will receive the 2023 General Plan Annual Report and staff will seek authorization to file the report with OPR and HCD on or before April 1, 2024.

**ATTACHMENTS:**

Attachment 1 – 2023 General Plan Annual Progress Report



## Attachment 1



# CITY OF VACAVILLE

## 2023 ANNUAL PROGRESS REPORT

**PREPARED BY:**  
CITY OF VACAVILLE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**PREPARED FOR:**  
State of California  
Governor's Office of  
Planning and Research and  
Department of Housing and  
Community Development



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## INTRODUCTION

### PURPOSE OF THE ANNUAL REPORT

California law requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities (California Government Code Section 65300).

The General Plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

Pursuant to California Government Code Section 65400, State law further requires each jurisdiction to complete an Annual Report on the General Plan that is submitted to the local planning agency (the City Council), to the State Office of Planning and Research (OPR), and to the State Department of Housing and Community Development (HCD) no later than April 1 of each year. The report covers the previous calendar year for which it is being completed.

### PREPARATION OF THIS REPORT

This Annual Report looks at the City of Vacaville’s progress toward implementing the General Plan during the 2023 planning year. This report has been prepared by City staff and contains concise reporting, organized into sections:

- 1. Status of the General Plan**
- 2. Status of the Housing Element Implementation**
- 3. Status of the Downtown Specific Plan**
- 4. Performance Tracking for the Energy and Conservation Action Measures**
- 5. Performance Tracking for the General Plan EIR (Environmental Impact Report) Mitigation and Monitoring Program**

Following the report is an Appendix Library to provide detailed information for each section. A report on the progress made to implementing the Housing Element of the General Plan must be provided to HCD, and staff has incorporated these reporting elements in this unified Annual Progress Report. See list of Appendices in the Table of Contents.

## STATUS OF THE GENERAL PLAN

### OVERVIEW OF THE GENERAL PLAN

The City of Vacaville’s current General Plan was adopted in August 2015 (Resolution 2015-074) and is the principal policy and planning document for guiding future conservation, enhancement, and development in the city. A copy of the General Plan can be found on the [City’s website](#).

It represents the 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 housing, land use, transportation, conservation and open space, economic development, parks and recreation, public facilities, safety, and noise.



The General Plan is intended to guide the City’s actions through the year 2035, the horizon year of the General Plan. Through the year 2035, the City of Vacaville will continue to preserve and enhance the qualities that make it a great community in which to live, work, and play.

### GENERAL PLAN AMENDMENTS COMPLETED IN 2023

The following are amendments made to the General Plan in 2023. The City is limited to a maximum of four amendments to the General Plan in any given calendar year. However, one amendment may bundle multiple changes in that action and multiple amendments may be considered at the same meeting.

**Housing Element, Safety Element, and Environmental Justice Update** - On June 27, 2023, the City Council adopted the Housing Element addressing the State’s 6<sup>th</sup> Housing Cycle (RHNA6) covering 2023 through 2031 and concurrently adopted the Safety Element and Environmental Justice Element with Resolution 2023-059.

**Housing Element Implementation** – On June 27, 2023, the City Council adopted Resolution 2023-059 and Ordinance 1984 implementing Housing Element programs HE-9, HE-15, HE-18(a) and HE-18(b) adopting the newly created Residential High Density Limited zoning district and amending Title 14 of the Vacaville Municipal Code by changing the zoning map and land use and development code text for various affected properties.

On July 25, 2023, the City Council adopted Resolution 2023-066, implementing Housing Element program 2(d), declaring city owned property at 5763 Vanden Road (APN: 0136-080-040) to be exempt surplus land and authorizing the City Manager to initiate the competitive bid process as required by the surplus land act for the development of affordable housing with a military focus.

On August 22, 2023, the City Council adopted Resolution 2023-086, implementing Housing Element program HE-5(c) declaring city-owned property identified in the Housing Element as vacant sites suitable for lower-income housing units on Orange Drive (APN: 0133-140-290 and 0133-150-220), to be exempt surplus land and authorize the City Manager to initiate the competitive bid process as required by the surplus land act for development of affordable housing.

On December 12, 2023, the City Council adopted Resolution 2023-140, implementing Housing Element programs HE-17(g)(i) and HE-17(g)(ii), amending General Plan Land Use Element policies LU-P11.4 and LU-12.3, and creating a new policy LU-P19.7. These amendments are related to reducing industrial and residential buffers and ensuring thoughtful land use transitions in the to-be-created growth area specific plans.

Also on December 12, 2023, the City Council adopted Resolution 2023-141 and Ordinance 1990, related to changing the General Plan designation of 719 Markham Avenue from Residential High Density (20.1 to 30.0 du/ac) to Public Park, and amend Title 14 of the Vacaville Municipal Code

by changing the Zoning Map designation for 719 Markham Avenue from Residential High Density (RH) to Parks and Recreation (PR).

## GENERAL PLAN AMENDMENTS PENDING

The following General Plan Amendment projects are currently pending:

**Urban Reserve Analysis** – On October 24, 2023, the City Council held an Urban Reserve study session and unanimously approved further exploration of land use planning and new developments that would be well integrated with each other and surrounding uses. Staff was also directed to work with project proponents to conduct initial community outreach and return to the Council with proposed General Plan Amendment requests and a recommended approach.

**The Fields at Alamo Creek** – On June 8, 2021, the City Council initiated a General Plan Amendment for the 33.6-acre parcel referred to as “The Fields at Alamo Creek.” The project applicant has requested that the City Council consider converting the property’s Urban Reserve General Plan land use designation to Residential Medium Density. Before considering the conversion of Urban Reserve land, the City must conduct an Urban Reserve conversion analysis specifically described in Chapter 14.04.040, (Urban Reserve) of the Vacaville Municipal Code. The project is currently under review. The Draft EIR is tentatively scheduled for public review circulation from February 2024 to April 2024. The project requires an update to the Municipal Service Review (MSR) before it can proceed with public hearings for a formal action.

**McMurtry Creek Estates** (Resolution No. 2019-052) - On May 28, 2019, the City Council initiated an amendment to the General Plan land use diagram to change 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; Project No. 19-101 and 21-227). The project was deemed complete in April 2023 and a neighborhood meeting was held on July 13, 2023, to seek neighborhood input. The EIR is currently being prepared. Similar to The Fields at Alamo Creek, before formal action can occur on the project, the City’s MSR must be updated.

**North Village Specific Plan** (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). The City Council considered this project on October 25, 2022, and on December 13, 2022. The project is currently on hold while the Applicant team prepares a resubmittal.

**Park Parish** (Resolution 2019-080) – On August 13, 2019, the City Council initiated a General Plan Amendment to change the land use designation from Neighborhood Commercial to Residential Medium Density for the 2.12 acre proposed Park Parish Site, which is located on the northeast corner of Vanden Road and Cogburn Circle (APN 137-030-040). In 2019, the development application was withdrawn by the applicant. In 2022, the City received a new

application, substantially similar to the 2019 application, which is under review. The project is anticipated to go before City Council to re-initiate a General Plan Amendment in 2024.

**Millenium Center** (Resolution 2023-023) - On March 14, 2023, the City Council initiated a General Plan Amendment to change the land use designation for the Millennium Center located at 3442 Browns Valley Road (APN: 0123-422-270) from Private Recreation to Commercial Office. This application is scheduled to be heard by the City Council on February 13, 2024.

**East of Leisure Town Growth Area** - Staff anticipates several General Plan Amendment initiation hearings in Spring 2024, consistent with the Council’s direction to proceed with the initiation requests.

## GENERAL PLAN IMPLEMENTATION HIGHLIGHTS

The General Plan Implementation program provides a means to achieve the intent of multiple policies. In 2023, several General Plan Policies and Actions were implemented, and work on these projects will continue into 2024 and beyond. Some notable projects in 2023 are listed below. For a full list of the General Plan Actions and their status in 2023, see [Appendix 1](#).

**2023-2031 Housing Element** was adopted by the City Council on June 27, 2023, and certified by the State’s Housing and Community Development Department on September 18, 2023. The Housing Element Implementation program was also adopted which creates assistance in tracking the implementation and status of Housing programs throughout the RHNA6 Housing Cycle. This report includes the first annual status report on what has been completed since the adoption of the Housing Element for RHNA6.

## RECOMMENDED GENERAL PLAN IMPLEMENTATION PRIORITIES FOR 2024

Staff recommends the following General Plan Implementation tasks as a priority for 2024 in order to achieve the City’s long-term goals. [Appendix 1](#) lists the General Plan Implementation Actions and implementation status during 2023. Action items tie in with the General Plan’s policies and direct specific City activities. These actions include ongoing City programs and activities as well as new initiatives that may require a one-time dedication of time and resources to complete.

**Downtown Specific Plan Implementation** – The Downtown Specific Plan (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. Implementation of the DTSP 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)

**Municipal Service Review and Urban Reserve Land Use Analysis** – State law requires that the City update its MSR and renew its sphere of influence every five years, or as needed. The City’s existing MSR was adopted in the Spring of 2017. In addition to updating the MSR, Chapter 14.04.040 (Urban Reserve) of the City’s Municipal Code requires staff to analyze and evaluate if

the City should consider annexing lands designated as “Urban Reserve” to ensure a 20-year supply of developable land, concurrently with updating the MSR.

On June 28, 2022, Planning staff was directed to proceed with the draft Development Inventory and Land Need Forecast by conducting public outreach efforts and seeking Planning Commission comments prior to requesting the City Council’s acceptance of the Development Inventory at a future date. On October 24, 2023, the Council held an Urban Reserve study session and they unanimously approved further exploration by staff of land use planning and new developments that are well integrated with each other and surrounding uses. Staff was also directed to work with project proponents to conduct initial community outreach and return to the Council with proposed General Plan Amendment requests and a recommended approach.

**Housing Element Implementation** – The City updated its Housing Element to address the State’s 6th Housing Cycle (RHNA6) covering 2023 through 2031. The City also updated the Safety Element concurrently with the Housing Element Update, as required by State Law, and prepared Environmental Justice Element goals, policies, and actions to better meet the health needs of all Vacaville residents. The Housing Element, Safety Element, and Environmental Justice goals, policies, and actions were adopted on June 27, 2023, with Resolution 2023-059. As part of the Housing Element for RHNA6, Housing Element Implementation is to be reported every year during the Annual Progress Report.

**Allison Priority Development Area (PDA)** - On October 24, 2023, the City Council authorized staff to accept a new Metropolitan Transportation Commission (MTC) Grant of \$1,200,000 and release a Request for Proposal (RFP) to develop a specific plan for the Allison PDA. The RFP was issued on January 31, 2024.

**Inclusionary Housing** - On October 10, 2023, the City Council authorized staff to proceed with an RFP from consultants to study inclusionary housing options for Vacaville. This RFP was issued on January 25, 2024.

**Northeast Growth Area Specific Plan** – On August 23, 2022, the City Council directed staff to develop an action plan to prepare a specific plan for the Northeast Growth Area for the City’s Council’s future consideration. The City’s 2015 General Plan identified the Northeast Growth Area as an opportunity for developing job-generating uses, such as high-quality office, industrial, and technology campus uses (General Plan Policy LU-P18.1). Policy LU-P18.3 requires that specific plans be prepared for development in the Northeast Growth Area to ensure that coordinated plans for land uses, public facilities, and public services are created for each area. City staff is exploring bringing the specific plan to the City Council for initiation of a General Plan Amendment in 2024 to ensure that land use planning activities are well coordinated with the East of Leisure Town Road Growth Area.

# STATUS OF THE HOUSING ELEMENT

## OVERVIEW OF THE HOUSING ELEMENT

The Housing Element has been a mandatory part of the General Plan since 1969. The current Housing Element cycle covers 2023-2031. Unlike the other mandatory General Plan elements, the Housing Element is required to be updated approximately every eight years and is subject to detailed statutory requirements and mandatory review by HCD. The City’s Housing Element was adopted by the City Council on June 27, 2023, and certified by HCD on September 18, 2023. A copy of the certified 2023 – 2031 Housing Element can be found on the [City’s website](#).

## ANNUAL PROGRESS REPORT OF THE HOUSING ELEMENT

To address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. HCD allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Solano County area is developed by the Association of Bay Area Governments (ABAG) and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA).

The RHNP assigns new housing units to each jurisdiction based on household income groupings. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the RHNA and to identify local efforts to remove governmental constraints to housing. The Housing Element portion of the City’s General Plan identifies solutions to meeting these objectives and reflects the 2023-2031 RHNP and RHNA for the Solano County region. The Annual Progress Report of the Housing Element will be transmitted to OPR and HCD.

**This “2023 General Plan Annual Report” combines both reporting elements into a single Annual Progress Report that will be submitted to OPR and HCD by April 1, 2024.** See [Appendix 2](#) for Vacaville’s 2023 Annual Progress Report data and information required by State law and HCD. See [Appendix 9](#) for the progress of all programs as identified in the Housing Element, including an inventory of vacant housing sites and a review of the current housing unit mix of single-family and multi-family housing.

## ADDENDUM TO THE ANNUAL HOUSING ELEMENT ANNUAL PROGRESS REPORT

The City is required to annually prepared and submit to the State an Addendum to the Annual Housing Element Progress Report (Addendum Report) reporting the City’s affordable housing activities per housing-related provisions of the California Redevelopment Law. The Addendum Report is prepared by the City of Vacaville’s Housing Successor of the Vacaville Redevelopment Agency. See [Appendix 4](#) for the Addendum Report.

## 2023 CALENDAR YEAR HOUSING PRODUCTION

In the calendar year 2023 (January 1, 2023 – December 31, 2023), a total of 473 residential building permits were issued. [Table 1](#) provides the type of residential units correlated with the number of



permits issued for last year. [Appendix 3](#) provides a comprehensive list of the 2023 annual building activity data for new residential construction.

**Table 1**  
**Residential Permits Issued in 2023**

Type of Residential Unit	Number of Permits Issued
Single-Family Units	213
Single-Family Units w/ADU	10
Multi-Family Units	236
Accessory Dwelling Units (ADU)	14
<b>Total</b>	<b>473</b>

**Table 2**  
**Solano County Share of Regional Housing Needs 2023 – 2031**

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
Benicia	212	127	123	288	750
Dixon	113	62	62	179	416
Fairfield	792	464	539	1,274	3,069
Rio Vista	79	41	50	157	327
Suisun City	160	95	98	267	620
<b>Vacaville</b>	<b>677</b>	<b>404</b>	<b>409</b>	<b>1,105</b>	<b>2,595</b>
Vallejo	690	369	495	1,346	2,900
Unincorporated	80	50	56	129	315
<b>Solano County Total</b>	<b>2,803</b>	<b>1,612</b>	<b>1,832</b>	<b>4,745</b>	<b>10,992</b>

ABAG allocated 2,595 units as Vacaville’s “fair share” of the region’s projected housing needs, or the RHNA. Solano County’s overall allocation is 10,992 units for RHNA6. The City of Vacaville’s fair share accounts for approximately 23.6% of that county-wide figure. [Table 2](#) identifies Solano County’s RHNA for 2023 – 2031, adopted by the ABAG Executive Board on December 16, 2021.

## STATUS OF THE DOWNTOWN SPECIFIC PLAN

### OVERVIEW OF THE DOWNTOWN SPECIFIC PLAN

On February 8, 2022, the Vacaville City Council adopted the Downtown Specific Plan (DTSP), which is intended to help reestablish Downtown as the heart of the city, and to create a “destination location” that is authentically Vacaville. A copy of the DTSP can be found on the [City’s website](#).

Building on Downtown Vacaville’s historic charm, pedestrian scaled Main Street, and its proximity to Andrews Park and Ulatis Creek, the DTSP identifies several implementation tasks that will help draw residents and visitors to Downtown through:

- Art installations including murals and sculptures.

- Improved parking management options including, but not limited to, parking lot signage, modified parking time limits, focused parking enforcement, ongoing monitoring, and evaluation of parking, and other improvements to support existing and future businesses.
- Improved landscaping and lighting.
- Improved bicycle and pedestrian pathways.
- Improved wayfinding signage geared toward motorists, parking lots, and pedestrians.
- Permitting permanent outdoor seating and display areas for local businesses.
- Streamlined development approvals to encourage residential development.
- Promoting fewer office uses on the ground floors along Main Street and Merchant Street.
- Expanding the Town Square to create a larger gathering space.

## DOWNTOWN SPECIFIC PLAN IMPLEMENTATION HIGHLIGHTS

For a full list of the DTSP Implementing Actions and the status of each in 2023, see [Appendix 6](#).

**JAPA Parking System** - On February 17, 2023, this parking system which involves the use of sensors in each City-owned parking space downtown became operational.

**Downtown Business Walk** – In July 2023, City staff surveyed downtown businesses to inquire how these businesses were doing and how the City could help. Staff shared information about the City’s investments in infrastructure and other downtown enhancements.

**Telecommunication Improvements** – The City is currently working through Phase 2 of the Broadband Master Plan which includes the design of the backbone fiber communication lines along the City’s major corridors and arterials, as well as planning for connections to City facilities and broadband underserved areas of the City.

**CA-5 Locations for Future Public Facilities and Amenities** – The City actively engages with Downtown property and business owners regarding improvements they would like to see occur in Downtown Vacaville.

**Mural Program** – On December 5, 2023, Planning Commission received a presentation on amending the City’s Development Review Process to create a process for installing murals on private property and publishing information on the City’s website.

## DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS HIGHLIGHTS

Several planned improvements were completed in Downtown in 2023. For a full list of the Planned Improvements in Downtown and the status of each in 2023, see [Appendix 7](#)

**Andrews Park Elevated Sewer Crossing Replacement and CreekWalk Bank Repairs** – The Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing project was completed on August 1, 2023, and constructed over 1,200 square feet of masonry block retaining wall. The City installed a new utility bridge over Ulatis Creek including 80 linear feet of new sanitary sewer, placed over 200

tons of rock slope protection, repaired the foundation of the existing retaining wall, and constructed over 200 feet of 8-foot-wide asphalt concrete pedestrian path.

**Small Business Assistance** – The City, along with the Solano Small Business Development Center and the Young Professionals of Vacaville, helped launch the Entrepreneur Roundtable of Vacaville on September 23, 2021, to help entrepreneurs work with and learn from other business owners. The City and Small Business Development Center will be meeting in February 2024 to develop a downtown business incubation program. Also In February, staff will begin preparing the “Business Concierge Program” to specifically assist downtown businesses navigate the City’s entitlement and tenant improvement process.

**Active Storefront Incentives** - The Economic Development staff worked with the Economic Development Advisory Committee to develop a storefront improvement program that requires funding. The program was presented to the City Council in Spring 2023 for their consideration. Funding for the storefront improvement program was approved by the Council in July 2023. Program development is underway and will be presented to the Council for approval in March 2024.

**Multiple Water System Improvements to Support Citywide Growth and Address Existing Needs** – On May 9, 2023, the City Council awarded the construction contract to Team Ghilotti, Inc., of Petaluma, CA in the amount of \$2,607,141. The contractor is completing sewer improvements before starting work on the water main. This project includes the removal and replacement of 1,700 linear feet of 8-inch PVC Water Distribution Main, 750 linear feet of 4-inch PVC Water Line which feeds the Tranquility Tank Station, and approximately 2,000 linear feet of 8-inch sewer main. The project will also include replacing all sewer and water service connections, manholes, and a full overlay of the improvement areas. Estimated project completion is May 2024.

## PERFORMANCE TRACKING FOR THE ENERGY AND CONSERVATION ACTION STRATEGY

The Energy and Conservation Action Strategy (ECAS) is a detailed, long-range strategy to reduce greenhouse gas (GHG) emissions and achieve greater conservation of resources with regards to transportation and land use, energy, water, solid waste, and open space. Over the past several years, California’s State legislature has adopted a series of laws mandating reductions in GHG emissions such as Executive Orders S-3-05 and S01-07, AB 32 and SB 375. These new requirements have implications for private industry, State agencies, and local governments like the City of Vacaville.

In response to the targets set by State legislators, as well as to make Vacaville a more sustainable city, the City Council adopted the ECAS concurrently with the General Plan in 2015 and updated it in 2021. The ECAS identifies and addresses GHG emissions from building energy use, transportation, solid waste, agriculture, and water use. It meets the requirements of a qualified GHG reduction strategy by:

- Identifying current and future GHG emissions.
- Setting a target for GHG reduction and containing measures that demonstrably meet this target.

- Being adopted publicly following environmental review.
- Containing efforts to monitor plan implementation.

To review the performance tracking measures for the ECAS and a status of the updated actions in calendar year 2023, see [Appendix 7](#). Implementation of the ECAS will guide Vacaville’s actions through a series of communitywide and municipal GHG emissions reduction measures to decrease the City’s contribution to GHG emissions. The updated ECAS can be found on the [City’s website](#).

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## PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the General Plan EIR Mitigation Monitoring and Reporting Plan (MMRP) is to ensure the implementation of mitigation measures identified in the EIR prepared for the General Plan and ECAS. The MMRP includes the following information:

- A list of mitigation measures.
- The party responsible for implementing the mitigation measures.
- The timing for implementation of the mitigation measure.
- The agency responsible for monitoring the implementation.
- The monitoring action and frequency.

The EIR for the General Plan and ECAS evaluates all potentially significant environmental impacts that could result from the approval of the General Plan and ECAS, and identifies measures designed to mitigate or avoid the potentially significant impacts of the project. The City Council adopted this MMRP in conjunction with the approval of the General Plan and ECAS on August 11, 2015.

The MMRP Implementation Plan lists all identified potentially significant or significant impacts of the project and, where applicable, the final mitigation measures adopted by the City Council to avoid, reduce or attempt to reduce those impacts to a less-than-significant level. To review the updated actions in calendar year 2023 for the MMRP, see [Appendix 8](#).

# APPENDICES

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APPENDIX 1:  
GENERAL PLAN IMPLEMENTATION ACTIONS

## APPENDIX 2: HOUSING ELEMENT IMPLEMENTATION DATA

### INTRODUCTION

This section includes data and information required by State law and the State Department of Housing and Community Development and can be found here:

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Summary – New Construction, Entitled Permits, and Completed Units.
- Table B: Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability.
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need. (No data to report in current reporting period).
- Table D: Housing Element Program Implementation Progress Report Pursuant to GC Sections 65583. The same table can be found under [Appendix 9](#) of this unified Annual Report.
- Table E: Commercial Development Bonus Approved Pursuant to GC Section 65583.1(c)(2). (No data to report in current reporting period).
- Table F: Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites Pursuant to GC Section 65583.1(c).
- Table F2: Above Moderate Income Units Converted to Moderate Income Pursuant to GC Section 65400.2. (No data to report in current reporting period).
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory That Have Been Sold, Leased, or Otherwise Disposed Of.
- Table H: Locally Owned Surplus Sites
- Table I: Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9). (No data to report in current reporting period).
- Table J: Student Housing Development for Low Income Students (No data to report in current reporting period).
- Summary

**Note:** Due to the lengthy and complexity of the State’s required format, these tables are available on the [City’s website](#).

APPENDIX 3:  
2023 ANNUAL BUILDING ACTIVITY DATA  
FOR NEW CONSTRUCTION

**Note:** This Appendix represents a condensed version of Table A2 of the Housing Element Annual Progress Report. Due to the lengthy and complexity of the State’s required format of the Housing Element Annual Progress Report, the complete table is available on the [City’s website](#).

APPENDIX 4:  
ADDENDUM TO THE HOUSING ELEMENT  
ANNUAL PROGRESS REPORT

APPENDIX 5:  
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS



APPENDIX 6:  
DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

APPENDIX 7:  
PERFORMANCE TRACKING FOR THE ENERGY  
AND CONSERVATION ACTION MEASURES

APPENDIX 8:  
PERFORMANCE TRACKING FOR THE  
GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

**APPENDIX 9:**  
**HOUSING ELEMENT IMPLEMENTATION**  
**PROGRESS REPORT, VACANT SITES INVENTORY, AND HOUSING MIX TARGETS**

**INTRODUCTION:**

This information contained in this Appendix is the same information found under Table D of the Housing Element Annual Progress Report.

Due to the lengthy and complexity of the State’s required format of the Housing Element Annual Progress Report (full version can be accessed on the [City’s website](#), staff reformatted Table D to be incorporated as part of this unified Annual Report for ease of reference.

This Appendix also includes tables as it relates to Program No. H.4-3 which directs the City to prepare an annual inventory of vacant housing sites in areas zoned Medium Density (RMD), High Density (RHD), and Residential Urban High Density (UHD).

Note regarding UHD: With the adoption of the Downtown Specific Plan and the updated Land Use and Development Code (both adopted on February 8, 2022) the UHD overlay, and the Residential Overlay (RO) were eliminated. The UHD overlay was only applicable to Downtown properties, and it included a maximum density of 36 units per acre. However, on June 14, 2016, the City Council adopted Ordinance 1897 which increased the maximum density for the UHD overlay district to 65 units per acre for the Opportunity Hill Sites only. These sites are now known as sites 1, 2, and 3 of the East Main Project (also referred to as 700 Parc).

Program H.4-3 also directs the City to prepare an annual review of the current housing mix to demonstrate a target mix of 75% single-family and 25% multi-family housing production. These tables have been included at the end of this Appendix under:

**Table 1:** 2023 Annual Review of Housing Sites – Vacant Sites

**Table 2:** 2023 Annual Review of Housing Unit Mix – Issued Permits

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

Action	City Dept <sup>1</sup>	Timeframe	Status
<b>Land Use Element</b>			
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 routinely updated to keep it up to date. The zoning map was comprehensively updated in 2022 following the adoption of the Downtown Specific Plan and the new Land Use and Development Code to ensure consistency with the 2015 General Plan. Both documents were adopted in February 2022, and the Zoning map changes became effective in August 2022.
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	2023	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 has begun preparations for the MSR update and anticipates the update will occur sometime in late 2025 or early 2026.
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	2023	The City continuously monitors the rate of growth to ensure new development does not overburden the City's infrastructure and services. In 2024, the City will conduct an MSR update and Urban Reserve land conversion evaluation to determine new infrastructure for future development in the New Growth Areas. These analyses will include a localized master plan/study for Utilities.

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED = Economic Development, FD = Fire Department, PD = Police Department

APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

Action	City Dept <sup>1</sup>	Timeframe	Status
<p>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.</p>	<p>CD, PW, &amp; UTIL</p>	<p>Ongoing</p>	<p>In 2022, the Master Infrastructure Reports were completed and analyzed for the AB 1600 Development Impact Fee Study. On June 28, 2022, the City Council adopted the Vacaville Development Impact Nexus Analysis and Fees (Resolution 2022-059) to ensure the City has sufficient funding to support future infrastructure and facility needs. Staff also annually prepares updates to the capital improvement program (CIP) to ensure infrastructure can continue to support new development. In 2024, future development analysis for the New Growth Areas will include comprehensive studies to determine the infrastructure limits east of Leisure Town Road and the Northeast Growth Area, which will include updates to the City's Sewer, Water, and Recycled Water Master Plans.</p>
<p>LU-A3.4 - Continue to revise existing policy plans, which are shown in Figure LU-3, to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.</p>	<p>CD, PR, PW, &amp; UTIL</p>	<p>2023</p>	<p>On February 8, 2022, the City Council adopted a new Land Use and Development Code (Ordinance 1972) that eliminated policy plans for the purpose of simplifying development requirements. In 2024, the General Plan will be amended to remove all references to policy plans.</p>
<p>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.</p>	<p>PW, CD, CMO, &amp; UTIL</p>	<p>Ongoing</p>	<p>The City reviews the capital improvement program annually for General Plan consistency. In 2024, the City will conduct its annual evaluation to confirm new CIP projects are consistent with the City's General Plan. This review is tentatively anticipated to be completed by fall 2024.</p>

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

Action	City Dept <sup>1</sup>	Timeframe	Status
<p>LU-A3.6 - Develop a focused infrastructure investment plan to serve employment sites.</p>	<p>CMO &amp; PW</p>	<p>Ongoing</p>	<p>The City currently has several active capital improvement projects in the industrial parks and in 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. In 2024, the evaluation for the Northeast Growth Area will determine the types of infrastructure that may be required to serve future employment sites in the Technology Park designation.</p>
<p>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.</p>	<p>CMO</p>	<p>Ongoing</p>	<p>In 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. Economic Development staff is working with the City's Economic Development Advisory Committee to prepare a comprehensive incentive program.</p>

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

Action	City Dept <sup>1</sup>	Timeframe	Status
<p>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-4 that accounts for the significant infrastructure improvements required to develop these areas.</p>	<p>PW, UTIL, &amp; CD</p>	<p>Completed</p>	<p>On August 9, 2016, the City Council adopted Resolution No. 2016-078 adopting a General Plan Cost Recovery Fee that each new development within the East of Leisure Town Growth Area is assessed.</p> <p>On June 28, 2022, the City Council adopted Resolution 2022-059, adopting the Vacaville Development Impact Nexus Analysis and Fees (a.k.a. AB 1600 DIF study) to ensure the City has sufficient funding to support future infrastructure and facility needs. The AB 1600 process did not evaluate impact fees for the two Growth Areas. This work will be completed in conjunction with Specific Plans for the areas.</p> <p>The revised development impact fees for residential permits went partially into effect in September 2022; the remaining fees will be phased in beginning on July 1, 2023.</p> <p>In 2024, the City will begin work to determine the types of improvements that will be needed to serve the Northeast and East of Leisure Town Growth Areas.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>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.</p>	<p>ED</p>	<p>Ongoing</p>	<p>On June 28, 2022, the City Council adopted Resolution 2022-059, adopting the Vacaville Development Impact Nexus Analysis and Fees (a.k.a. AB 1600 DIF study) to ensure the City has sufficient funding to support future infrastructure and facility needs. As part of the AB 1600 process, the City evaluated the City's impact fees and ways to incentivize specific industries. The City has drafted fee reduction and deferral programs targeting this interest. The draft programs will be presented to the City Council for their consideration in Spring 2023.</p>
<p>LU-A7.1.1 - Develop online information pages for specific neighborhood areas to provide ongoing information to residents regarding the status of development in their neighborhoods.</p>	<p>CMO, PW, PR, &amp; CD</p>	<p>Ongoing</p>	<p>The City's Public Relations Office has been improving the City's website to make it more informative and more user-friendly. The Community Development Department's website includes a page that provides information on major development projects and identifies their locations on a map. In addition to providing information online, the Department presents a list of all development projects by City Council District each month to the Planning Commission.</p> <p>In 2023, the City created a website and initiative to help residents register their neighborhood as an association. Five neighborhood associations have registered with the City. More information can be found at <a href="https://www.cityofvacaville.gov/residents/neighborhood-associations">https://www.cityofvacaville.gov/residents/neighborhood-associations</a></p>

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED = Economic Development, FD = Fire Department, PD = Police Department

**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>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.</p>	<p>UTIL, CD, SID, &amp; nearby cities, &amp; Solano County</p>	<p>Ongoing</p>	<p>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 East of Leisure Town Road and Northeast Growth Areas identified by the General Plan. In 2023, the City coordinated with Solano Irrigation District to revisit obligations for these agreements and hold new development projects accountable to ensure compliance with existing agreements. This coordination is ongoing.</p>
<p>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-7.</p>	<p>CD, Solano County, &amp; LAFCO</p>	<p>2023</p>	<p>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). In 2024, the City will continue to work to update the MSR to address long-term and short-term annexation areas.</p>
<p>LU-A8.3 - In coordination with neighboring jurisdictions and regional and State agencies, develop regional open space programs that will benefit Vacaville.</p>	<p>PR, CD, Solano County, &amp; State Conservation Dept.</p>	<p>Not Applicable</p>	<p>On May 25, 2021, the City Council adopted Resolution 2021-045 adopting the Parks and Recreation Master Plan. The Parks and Recreation Master Plan includes trails and trailhead improvements in City-owned open spaces. City open space does not connect to other agencies' open space. The Solano County bike route map provides the best interagency view of trails and bikeways that link Vacaville to surrounding agencies.</p>

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## APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<p>LU-A9.1 - Identify and prioritize neighborhoods underserved by healthy food sources for the development of healthy food sources. Develop mapping and data to determine residential areas that are further than one-half mile from a full-service grocery store, fresh produce market, an ethnic market, or a convenience store that stocks fresh produce, and establish a baseline and target for increasing the percentage of Vacaville homes within a half mile of healthy food sources.</p>	<p style="text-align: center;">CD</p>	<p style="text-align: center;">2023</p>	<p>The City is preparing Environmental Justice goals, policies, and actions to address issues such as providing healthy food choices in underserved neighborhoods. The Environmental Justice goals, policies, and actions are tentatively scheduled for adoption in summer 2023. On June 27, 2023 City adopted Resolution 2023-060 to incorporate Community Health (Environmental Justice) goals, policies, and actions into five General Plan elements: Land Use, Transportation, Conservation and Open Space, Parks and Recreation, and Public Facilities and Services.</p>
<p>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.</p>	<p style="text-align: center;">CD &amp; all departments processing applications</p>	<p style="text-align: center;">2023</p>	<p>The City is preparing Environmental Justice goals, policies, and actions to address issues such as providing healthy food choices in underserved neighborhoods. The Environmental Justice goals, policies, and actions are tentatively scheduled for adoption in summer 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. This program has not been developed at this time.</p>
<p>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.</p>	<p style="text-align: center;">PR &amp; CD</p>	<p style="text-align: center;">2023-2024</p>	<p>In 2017, staff created a draft community gardens ordinance and created an inventory of potential community gardens and urban farm sites throughout the city. On December 5, 2023, the Planning Commission received a study session on Community Gardens, which included a map of potential community garden sites, a brochure for residents, a <a href="#">Community Gardens website</a>, and a modified submittal checklist.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>LU-A9.4 - Establish a process through which a neighborhood and non-profit organizations can propose and adopt a site as a community garden.</p>	<p>CD &amp; PR</p>	<p>2023-2024</p>	<p>In 2017, staff created a draft community gardens ordinance and created an inventory of potential community gardens 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 goals, policies, and actions which are tentatively scheduled for adoption in summer 2023. On June 27, 2023, the City adopted Resolution 2023-060 to incorporate Community Health (Environmental Justice ("EJ")) goals, policies, and actions for inclusion in the City's General Plan. On December 5, 2023, the Planning Commission received study sessions on EJ goals and plans for Community Gardens.</p>
<p>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.</p>	<p>CD &amp; PR</p>	<p>Unscheduled</p>	<p>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 was adopted in February 2022, includes a fiscal analysis for a permanent farmers market pavilion in a Downtown location to support a year-round farmers market. The idea of constructing a Farmers Market Pavilion is currently on hold and will likely be revisited following the adoption of the Environmental Justice goals, policies, and actions, tentatively scheduled for summer 2023. This program has not been developed at this time.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>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.</p>	<p>CD &amp; PR</p>	<p>Ongoing</p>	<p>In 2022, staff worked closely with Solano County Public Health while preparing Environmental Justice goals, policies, and actions, which if approved, will be incorporated into the City's General Plan. Solano County Public Health provided policy recommendations regarding asthma reduction, improving access to healthy food, improving indoor air quality, and reducing smoking. Staff also worked closely with Solano County Public Health during the COVID-19 pandemic. On June 27, 2023 City adopted Resolution 2023-060 to incorporate Community Health (Environmental Justice ("EJ")) goals, policies, and actions for inclusion in the City's General Plan. On December 5, 2023, Planning Commission received study sessions on EJ goals and plans for Impacted Communities and Indoor Air Quality.</p>
<p>LU-A10.2 - Hold staff-level meetings with Solano County Public Health to review emerging health issues.</p>	<p>CD, PR, &amp; Solano County Public Health</p>	<p>Ongoing</p>	<p>Representatives from Solano County Public Health meet with the Solano County Planning Directors monthly to discuss countywide health concerns that could potentially benefit from policy changes.</p>
<p>LU-A13.2 - 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.</p>	<p>CD</p>	<p>2023</p>	<p>In February 2022, the City Council adopted a new Land Use and Development Code (Ordinance 1972). Section 14.09.080.030 Development Regulations of the new Code identifies setback requirements between residential areas and industrial service, industrial parks, and business parks. However, the setbacks are not illustrated. A diagram will be added to the Code. Staff will prepare this diagram and include it in the annual LUDC update to occur in the summer of 2024.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>LU-A15.1 - 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>2023-2024</p>	<p>The timing of this task is to be determined.</p>
<p>LU-A15.2 - 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>2023-2024</p>	<p>The timing of this task is to be determined.</p>
<p>LU-A15.3 - 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>2023-2024</p>	<p>The timing of this task is to be determined.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>LU-A16.1 - 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>2023-2024</p>	<p>The timing of this task is to be determined.</p>
<p>LU-A17.1 - Continue marketing efforts and assistance to promote the stimulation of job-generating industrial uses in Vacaville.</p>	<p>CD &amp; CMO</p>	<p>Ongoing</p>	<p>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. Further, City staff attends industry events with elected officials to encourage interest in doing business in Vacaville. In 2022, the City's Economic Development Department began publishing an electronic newsletter that provides business owners with business resources that add value to their business operations.</p>
<p>LU-A17.2 - 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, &amp; UTIL</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<p>LU-A18.2 - Continue to implement public improvements that will support the revitalization of the Downtown area.</p>	<p>PW, UTIL, CD, &amp; 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.</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. This work was underway in 2021 and resumed in 2022. Completion is expected to be completed in early 2023.</p> <p>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 and downtown parking lots. This work was completed in 2022.</p> <p>In October 2021, the City Council awarded the 2021 Downtown Sewer Project to Bay Pacific Pipelines, which includes the 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. On August 23, 2022, the City Council adopted Resolution 2022-074 accepting the 2021 Downtown sewer improvements.</p> <p>In February 2022, the Downtown Specific Plan was adopted, and it contains a list of implementation measures to support the revitalization of Downtown. In 2022, Public Works staff installed</p>
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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

			<p>new, decorative tree lighting along a portion of Main Street, and replaced the light bulbs in the streetlights with brighter bulbs.</p> <p>On December 13, 2022, the City Council awarded a construction contract for the Downtown Alley sewer replacement project in the amount of \$2,301,473.</p> <p>In February 2023, the City installed parking sensors on each City-owned parking space in the downtown area to determine parking use trends.</p>
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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>LU-A20.1 - 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.</p>	<p>CD, PW, &amp; PR</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined. On December 12, 2023, The City Council initiated a zoning text amendment and directed staff to begin preparing zoning text amendments to the Sign Ordinance and the Gateways Master Plan. Staff anticipates bringing these items to the Council in the summer of 2024.</p>
<p>LU-A21.3 - 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.</p>	<p>CD</p>	<p>In Progress</p>	<p>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 as part of the Urban Reserve Development Inventory and Land Need Forecast. On October 24, 2023, the City Council received a study session on the Urban Reserve and directed staff to further explore land use planning in the Urban Reserve in a coordinated manner that ensures new developments are integrated with other proposals and surrounding uses. Staff was also directed to work with project proponents to conduct initial community outreach and return to Council with proposed General Plan Amendment Initiation requests and recommended approach. Staff anticipate taking three East of Leisure Town Road Growth Area GPA initiation requests to the City Council in the Spring of 2024.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>LU-A22.1 - Identify steps to further support development within Priority Development Areas.</p>	<p>CD, PW, UTIL, &amp; HS</p>	<p>Ongoing</p>	<p>See Status of Action LU-A11.2. The City has two Priority Development Areas ("PDAs") - Downtown and the Allison Policy Plan Area PDA. On February 8, 2022, the City Council adopted the Downtown Specific Plan which was prepared for the Downtown PDA and incentivizes multifamily housing. On May 12, 2020 the City Council approved a reduction in Traffic Impact Fees for Transit Oriented Development located within the Allison Policy Plan Area PDA located within a 1/2 mile of the Vacaville Transportation Center, and has a minimum net density of 20.1 dwelling units per acre. On October 10, 2023, the City Council approved Resolution No. 2023-115, accepting a \$1.2 million MTC grant and authorizing staff to prepare and issue an RFP for Allison PDA Specific Plan. Staff anticipate the issuance of the RFP to occur in early 2024.</p>
<p>LU-A22.2 - Amend the zoning map to identify the Allison Business Park Policy Plan Area and Downtown Vacaville Priority Development Areas (PDA).</p>	<p>CD</p>	<p>2023</p>	<p>This will be completed in early 2024.</p>
<p>LU-A22.3 - Amend the Land Use and Development Code to provide development and design standards for the Allison Business Park Policy Plan Area and Downtown Vacaville Priority Development Areas (PDA).</p>	<p>CD, PW, UTIL, &amp; HS</p>	<p>Ongoing</p>	<p>The City Council accepted a \$1.2 million grant from MTC and directed staff to prepare and issue an RFP for the preparation of a Specific Plan for the Allison PDA. Staff anticipate the issuance of the RFP to occur in early 2024. The Specific Plan will include development and design standards for the Allison PDA.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

LU-A24.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P22.1.	CD	2023-2024	This task has been completed.
LU-A25.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P23.1.	CD	2023-2024	This area is largely built out with per LU-P25.1.
LU-A26.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P24.1.	CD	2023-2024	This task has been completed.
LU-A28.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.2.	CD	2023-2024	On December 12, 2023, the City Council adopted Resolution 2023-140, Maintaining buffers between residential areas and business parks, industrial parks, and technology parks. The minimum separation shall be 50 feet. The LUDC will be amended in 2024 to conform with this GP policy.
LU-A28.2 - Amend the Land Use and Development Code to include the development standards and guidelines provided in policy LU-P26.3.	CD	2023-2024	This task will be accomplished by Spring 2024.

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<b>Transportation Element</b>		
<p>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.</p>	<p>PW, PR, Solano Transportation Authority</p>	<p>The City continues to review public notices for development in the vicinity of Vacaville and requires development within Vacaville to establish its impact on the regional (CMP) transportation network. The multi-jurisdictional Jepson Parkway is the "loop street system" around the city that is being constructed to avoid "over-reliance" on Interstate 80 for internal city travel." Construction of a portion of the Foxboro Extension was done with the Jepson Parkway Project and development in the Vanden Estates Area. Jepson Phase II design is completed and will be put out to bid for construction in early 2023. Staff reviews referrals by Solano County or other surrounding agencies and prepares comments as necessary. On December 12, 2023, the City Council adopted a resolution awarding the construction contract to Goodfellow Bros. and authorized the Public Works director to execute said contract for the Jepson Parkway Phase 2 project and approve plans, special provisions, and working details of the project. The Foxboro Extension has been completed.</p>

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<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 2015 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 2022, the City bid and awarded a construction contract to relocate Solano Irrigation District facilities that conflict with the next phase of the Jepson Parkway plan. Once relocated, the City will bid on the next phase of Jepson Parkway which will widen Leisure Town Road between Commerce Place and New Ulatis Creek in 2023. On December 12, 2023, City Council adopted a resolution awarding the construction contract to Goodfellow Bros. and authorized the Public Works director to execute said contract for the Jepson Parkway Phase 2 project and approve plans, special provisions, and working details of the project.</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 &amp; Solano Transportation Authority</p>	<p>Ongoing</p>	<p>City staff regularly meets with the Solano Transportation Authority (STA) to discuss regional transportation planning efforts including the Congestion Management Plan.</p>
<p>TR-A5.1 - Develop policies, procedures, and standards for roundabouts and rural roads as part of the update the City's roadway design specifications.</p>	<p>PW &amp; CD</p>	<p>In Progress</p>	<p>The City is prioritizing the update of the Vacaville City Standards and City Drawings. Once complete, the City will present them to the City Council for adoption consideration.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A5.2 - 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 &amp; CD</p>	<p>Ongoing</p>	<p>The City updated its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. The Transportation Master Plan is being used to continue the implementation of this General Plan Action.</p>
<p>TR-A5.3 - 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-P5.1 through TR-P5.3 are met to the greatest extent possible.</p>	<p>PW &amp; CD</p>	<p>In Progress</p>	<p>The City updated the Master Infrastructure and Facility plans, and updated the Development Impact Program, which includes the Traffic Impact Program. The Traffic Impact Fee was adopted by City Council in 2022 and will be implemented in 2023.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A7.1.1 - 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 &amp; CD</p>	<p>2023</p>	<p>The City updated 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 street flow patterns and looks to find ways to improve traffic flow. Recently, the City of Vacaville was awarded a \$2.48 million Highway Safety Improvement Plan (HSIP) grant to improve safety at 21 intersections along the Alamo Road and Peabody Road arterials. Construction of these safety improvements will be completed shortly. Installation of new camera detection and new signal controls will have the added benefit of raising the level of service at these intersections. The City released an RFP for the development of an Intelligent Transportation System Master Plan. The Master Plan work will begin in 2023. The City's Intelligent Transportation System Master Plan is anticipated to be completed in March 2024. Once completed it will be the City's guide to making the traffic signal system more efficient and effective.</p>
<p>TR-A7.2 - 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, &amp; FD</p>	<p>Ongoing</p>	<p>Signal preemption is installed with new signals or signal upgrades.</p>

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## APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<p>TR-A7.3 - 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 &amp; CD</p>	<p>Unscheduled</p>	<p>The City updated its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this action.</p>
<p>TR-A7.4 - Establish policies, procedures, and standards for implementing improvements that maximize the carrying capacity of arterials.</p>	<p>PW &amp; CD</p>	<p>Unscheduled</p>	<p>The City updated its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this action.</p>
<p>TR-A8.1 - Re-evaluate 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 &amp; 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>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A9.1 - 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 2020 PW received a \$256,000 Highway Improvement Safety Program to make safety improve the crossings improvements on Browns Valley Road @ Clarecastle 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 schools. Both improvements have been completed. 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 schools. These improvements are completed. In 2022 the City received \$217,000 to make safety improvements at Markham Elementary School. These improvements are completed. In anticipation of STA starting its SR2S Plan in 2023, a call for school safety improvements was initiated in October 2022. These plans are in process. In 2023 the City received \$250,00 to make pedestrian safety improvements at N. Orchard Ave / Valencia Ln and Nut Tree Rd / Opal Dr. These improvements are planned to be completed by Fall 2025</p>
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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A9.2 - 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 &amp; CD</p>	<p>Unscheduled</p>	<p>In 2022, the City completed the preparation of its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this General Plan Action.</p>
<p>TR-A9.3 - 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.</p>	<p>PW &amp; CD</p>	<p>Unscheduled</p>	<p>In 2022, the City updated 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 "farebox 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 that 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>
<p>TR-A9.4 - Adopt roadway network standards to support a grid network design to establish consistency with Policy TR-P8.7. These standards shall be coordinated with standards for traffic calming measures evaluated as part of Policy TR- A7.1.</p>	<p>PW &amp; CD</p>	<p>Ongoing</p>	<p>On January 22, 2019, the City Council adopted Ordinance 1936 adopting new Residential Design Requirements that address grid roadway networks. See TR-A7.3</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A9.5 - 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.</p>	<p>PW &amp; CD</p>	<p>Unscheduled</p>	<p>In 2022, the City updated its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this General Plan 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.</p>
<p>TR-A9.6 - 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.</p>	<p>PW &amp; School Districts</p>	<p>Ongoing</p>	<p>City staff works with the local school districts to help meet the transit needs of school aged children.</p>
<p>TR-A9.7 - 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.</p>	<p>PW, School Districts, and Solano Transportation</p>	<p>Ongoing</p>	<p>City staff works with the local school districts to help meet the transit needs of school aged children.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A9.8 - Include transportation improvements that will support and enhance travel by transit, bicycle, and pedestrian modes in updates to the Development Impact Fee program.</p>	<p>PW &amp; School Districts</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 Connectivity and Streetscape Design Plan identifies a range of improvements Downtown that will support transit, bicycle, and pedestrian transportation. The traffic impact fee includes funds for bicycle and pedestrian improvements. On June 28, 2022, the City Council adopted Resolution 2022-059 to approve the update of the 2022 City of Vacaville Development Impact Nexus Analysis and Fees. The traffic impact fee includes funds for bicycle and pedestrian improvements.</p>
<p>TR-A10.1 - Prepare and adopt 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.</p>	<p>PW &amp; CD</p>	<p>In Progress</p>	<p>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 was incorporated into the Downtown Specific Plan that was adopted by the City Council in February 2022.</p>
<p>TR-A10.2 - Establish policies and standards on bike storage and parking requirements.</p>	<p>CD &amp; PW</p>	<p>In Progress</p>	<p>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.</p>

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## APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<p>TR-A10.3 - 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 the installation of bicycle route signage.</p>	<p>PW &amp; CD</p>	<p>Unscheduled</p>	<p>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 includes transportation centers as destinations.</p> <p>The City is applying for grant money to fund bicycle and pedestrian improvements.</p>
<p>TR-A10.4 - Provide online information regarding how bicycle storage, parking, and other amenities that encourage bicycle trips affect auto trip generation rates as staffing and budget allow.</p>	<p>PW &amp; CD</p>	<p>Unscheduled</p>	<p>The City is applying for grant money to fund bicycle and pedestrian improvements based on the recommendations of the Downtown Specific Plan.</p>
<p>TR-A10.5 - Develop funding mechanisms to construct bicycle infrastructure to enhance the citywide bike route network including completing gaps in the existing bicycle networks, and to offset existing and new development's impacts on citywide congestion levels and greenhouse gas emissions.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>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. Caltrans is currently constructing 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 completed. While there are additional segments to complete this bike trail, the freeway undercrossing will be a significant addition. The City is applying for grant money to fund bicycle and pedestrian improvements.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A11.1 - 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.</p>	<p>PW &amp; CMO</p>	<p>Ongoing</p>	<p>The ADA Advisory Committee meets on the 4th Wednesday of each month. More information about the ADA Advisory Committee can be found online at: <a href="https://www.ci.vacaville.ca.us/residents/americans-with-disabilities-act">https://www.ci.vacaville.ca.us/residents/americans-with-disabilities-act</a></p>
<p>TR-A11.2 - Incorporate into the City’s development program or capital improvement program the construction of pedestrian infrastructure to enhance the citywide pedestrian network (including improved access to transit) and to offset existing and new development’s impact on citywide congestion levels and greenhouse gas emissions.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>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. Caltrans is currently constructing 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 completed. While there are additional segments to complete this bike trail, the freeway undercrossing will be a significant addition. The City is applying for grant money to fund bicycle and pedestrian improvements.</p>
<p>TR-A14.1 - Amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to implement VMT reduction policies, to be consistent with State law.</p>	<p>PW &amp; City Attorney</p>	<p>Completed</p>	<p>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</p>
<p>TR-A16.1 - Continue to implement the Extra-Legal Permit Program to limit truck traffic on local roads and protect community health and sensitive receptors.</p>	<p>PW &amp; Caltrans</p>	<p>Ongoing</p>	<p>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.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>TR-A16.2 - 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.</p>	<p>PW &amp; Caltrans</p>	<p>Ongoing</p>	<p>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.</p>
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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<b>Conservation and Open Space Element</b>			
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	The timing of this task is to be determined.
COS-A1.4 - Amend the Land Use and Development Code to require all new Specific Plans and the Residential Design Requirements for new Family Development to include a resource management component that protects and preserves natural communities, encourages the use of native vegetation in landscape plans, and establishes street tree planting standards for new development.	CD & PW	Unscheduled	The timing of this task is to be determined.
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, PW, & PR	Unscheduled	The timing of this task is to be determined.

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<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 creek ways to ensure protection of habitat resources and to ensure public safety within creek setback areas. Update the City's Creek Ways Policy to be consistent with the creek protection ordinance.</p>	<p>CD, PW, &amp; PR</p>	<p>Unscheduled</p>	<p>Section 14.09.250.040 (Creeks and Riparian Habitat Protection) of the Code addresses creek protection. Other items must be included in the Code, however, the timing of this task is to be determined.</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 &amp; 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 agricultural buffer and addresses the right-to-farm.</p>	<p>CD &amp; 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 an agricultural preservation policy that addresses the right to farm.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<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 Section 14.09.100 (Agricultural Buffer) (AB). 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.</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 &amp; CD</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<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 &amp; PW</p>	<p>Ongoing</p>	<p>The City routinely notices and communicates with the Yocha DeHe Wintun Nation ("Nation") regarding proposed projects. In 2022, the City began working with the Nation to adopt mutually agreed upon cultural resource protocols to ensure cultural and archeological resources are protected from construction activities. The City received concurrence from the Nation in late 2022 and will be focused on staff training and implementation of the new protocols. Cultural Resource protocols were created in 2023. Further internal discussion of the protocols and how to ensure compliance is ongoing.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>COS-A7.1 - Hire a cultural resource 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 &amp; CMO</p>	<p>In Progress</p>	<p>On May 7, 2019, staff received a memo from the City’s Downtown Specific Plan consultant team identifying options regarding the creation of a historic district on Buck Avenue between Cernon and Chandler Streets. The memo contained the ages of the homes and a pros and cons list associated with designating this area as a historic district. After careful consideration, the City decided not to pursue the creation of the Buck Avenue Historic District.</p> <p>In 2022, the City hired a consultant to prepare cultural resource protocols that are acceptable to the City and the Yocha DeHe Wintun Tribe. The project has been completed. The City received concurrence from the Nation in late 2022 and will be focused on staff training and implementation of the new protocols. Cultural Resource protocols were created in 2023. Further internal discussion of the protocols and how to ensure compliance is ongoing.</p>
<p>COS-A9.1 - Continue to implement the Energy and Conservation Action Strategy (ECAS) and monitor its effectiveness every five years by conducting a greenhouse gas emissions inventory. Adjust the ECAS 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, &amp; UTIL</p>	<p>Ongoing</p>	<p>On August 17, 2021, the City Council adopted Resolution 2021-086 adopting the updated Energy and Conservation Action Strategy (ECAS), which, includes new and revised GHG emission reduction strategies to help the state meet its goal of reducing GHG emissions by 40% below 1990 levels by 2030 per SB 32, and 80% below 1990 levels by 2050 per EO S-3-05. The updated ECAS is based on a 2035 target year because it coincides with the General Plan 2035 horizon year, and it gets the City 5 years closer to the State’s 2050 GHG emission reduction target.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<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, &amp; 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 the 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, &amp; 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. In 2023, Play-4-All Park incorporated Solar Lighting.</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>
<p>COS-A11.1 - Pursue grants to address existing energy inefficiencies in City facilities.</p>	<p>PW &amp; All City Departments</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 the 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, &amp; 13. The City will continue to pursue grants for energy projects.</p>
<p>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.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>On December 13, 2022, the City Council adopted an ordinance adopting the 2022 Triennial Edition of Title 24 of the California Code of Regulations, which includes the Energy Code. These codes are adopted in a three-year cycle. The 2022 Building Code went into effect on January 1, 2023.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>COS-A12.1 - Amend the Land Use and Development Code to identify land use sources of toxic air contaminants and sensitive users.</p>	<p>CD &amp; PW</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>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.</p>	<p>CD, PW, &amp; UTIL</p>	<p>Ongoing</p>	<p>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. Model Water Efficient Landscape Ordinance is implemented in the City's park projects.</p>
<p>COS-A13.3 - Continue to pursue the development of infrastructure for the distribution of recycled or non-potable water for irrigation. Maintain and implement the Recycled Water Master Plan to use recycled water as an alternative source of water for agricultural irrigation, urban irrigation, industrial reuse, and other beneficial uses.</p>	<p>UTIL, CD, &amp; PW</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. The project is fully funded. The project needs to be designed and permits from regulatory agencies must be acquired prior to construction commencing.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<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, &amp; 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 groundwater recharge within the Solano Subbasin.</p>
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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<b>Parks and Recreation Element</b>			
<p>PR-A1.2 - 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, &amp; PW</p>	<p>Unscheduled</p>	<p>On May 25, 2021, the City Council adopted Resolution 2021-045 approving the Parks and Recreation Master Plan. On November 2, 2022, the Parks and Recreation Commission discussed the prioritization of the Parks and Recreation Master Plan. The Trail/Trailhead Improvements Plan was one of the implementation tasks reviewed and discussed. A Trails Development component was added to the Parks and Recreation Development Impact Fee that will help generate funding for accessible nature trails and trailheads in designated Open Space. The city is pursuing State Park grants to supplement trail development in our Open Space.</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, &amp; PW</p>	<p>Unscheduled</p>	<p>The timing of the task is to be determined.</p>

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<b>Public Facilities and Services Element</b>		
<p>PUB-A1.1 - Develop public safety facilities plan for fire, rescue, and emergency medical services. Include the following elements in the plan:</p> <ul style="list-style-type: none"> <li>- Analysis of current fire, rescue, and emergency medical facilities and equipment, and their adequacy to service the existing planning area.</li> <li>- 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.</li> <li>- Response time standards for fire, rescue, and emergency medical services, and adequate personnel and facilities to meet the established standards.</li> <li>- Hazardous materials use, storage, and disposal standards.</li> <li>- Detailed Wildland Fire Hazard Area map for areas of local responsibility, similar to Figure SAF-9 in the Safety Element.</li> </ul>	<p>FD &amp; PD</p>	<p>In Progress</p>
<p>In September 2018, the Fire Department completed its standards of coverage update. These standards are still in use. The City is currently in the process of updating the Safety Element. The draft Safety Element includes an updated version of Figure SAF-9, which identifies wildland fire areas. The Safety Element is tentatively scheduled for adoption in the summer 2023. The Fire Department began preparing an update to its standard of coverage study at the end of 2023.</p>		

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<p>PUB-A2.2 - Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.</p>	<p>PD, CD, &amp; FD</p>	<p>Ongoing</p>	<p>The Police Department routinely provides neighborhood security and crime prevention information and training. They actively encourage the creation of neighborhood and business watch groups. On a year-round basis, the Fire Department provides education to residents regarding fire and life safety. This covers topics such as fireworks, our READY, SET, Go program, weed abatement, how to prepare for disasters, EDITH, etc.</p>
<p>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.</p>	<p>CD, PD, &amp; PW</p>	<p>In Progress</p>	<p>On December 14, 2021, the City Council authorized the Deputy City Manager to execute an agreement for a broadband master plan. The Master Plan was completed in September 2022. Implementation of the Plan is underway. On May 23, 2023, the City Council received a presentation by Magellan Advisors on the completion of the Broadband Master Plan, Phases I and II.</p>
<p>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.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>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. This is an ongoing task.</p>
<p>PUB-A8.1 - Implement zoning designation(s) that will clearly delineate major institutions and public facilities and their uses and establish appropriate development standards.</p>	<p>CD &amp; PW</p>	<p>Unscheduled</p>	<p>The timing of the task is to be determined.</p>
<p>PUB-A9.1 - Consider adopting a procurement ordinance to purchase recycled goods, thereby creating a market for recycled materials.</p>	<p>Finance, CMO, &amp; PW</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>PUB-A10.1 - Continue to update the Urban Water Management Plan every five years.</p>	<p>UTIL, PW, &amp; CD</p>	<p>Ongoing</p>	<p>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.</p>

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>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.</p>	<p>UTIL, CMO &amp; PD</p>	<p>Ongoing</p>	<p>On June 28, 2022, the City Council adopted Resolution 2022-059, adopting the Vacaville Development Impact Nexus Analysis and Fees (a.k.a. AB 1600 DIF study) to ensure the City has sufficient funding to support infrastructure needs. The Utilities Department is in the process of preparing the five-year capital improvement program.</p>
<p>PUB-A11.2 - Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.</p>	<p>UTIL, PW, &amp; CMO</p>	<p>In Progress</p>	<p>The Utilities Department is in the process of finalizing its Master Water and Master Sewer Plans. The draft plans were completed in 2019.</p>
<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>UTIL, PD, &amp; CMO</p>	<p>In Progress</p>	<p>The Utilities Department is in the process of finalizing its Master Sewer Plan. 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>UTIL &amp; PW</p>	<p>Ongoing</p>	<p>The City routinely updates the CIP on an annual basis 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>UTIL, PW, &amp; CMO</p>	<p>Ongoing</p>	<p>The City is in the process of adopting the Sewer Master Plan. The City routinely updates the CIP on an annual basis to ensure infrastructure can continue to support new development.</p>

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<b>Safety Element</b>				
		PW	Ongoing	The Public Works Department continues to explore how to assist in funding these projects.
SAF-A2.3 - Continue to construct upstream regional flood control detention basins.		PW	Ongoing	
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	On June 28, 2022, the City Council adopted Resolution 2022-059, adopting the Vacaville Development Impact Nexus Analysis and Fees (a.k.a. AB 1600 DIF study), and is in the process of updating its capital improvement program (CIP) to ensure infrastructure will 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	On June 28, 2022, the City Council adopted Resolution 2022-059, adopting the Vacaville Development Impact Nexus Analysis and Fees (a.k.a. AB 1600 DIF study), and is in the process of updating its capital improvement program (CIP) to ensure infrastructure will continue to support new development.
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	In 2022, the Storm Drainage Master Plan was completed. This plan identifies projects and facilities to mitigate growth.

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

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 2023-2031 Housing Element Update is underway, and the Safety Element is being updated concurrently. Both documents are tentatively scheduled to be adopted in the summer of 2023. The 2023-2031 Housing Element and Safety Element were adopted by the City Council on June 27, 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 - 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-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 designed to address wildland fire threats. The Fire Department also has its annual weed abatement program.

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**APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS**

<p>SAF-A5.2 - Amend Chapter 15.20 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.</p>	<p>FD &amp; CD</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>SAF-A6.1 - 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.</p>	<p>FD &amp; CD</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined</p>
<p>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.</p>	<p>FD &amp; PD</p>	<p>Completed. The Mutual Aid Agreement will be reviewed and updated every 5 years</p>	<p>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.</p>
<p>SAF-A7.2 - Cooperate with the Solano Transit Authority, Solano County Office of Emergency Services, Caltrans, and others as necessary to identify their capacity, safety, and viability of evacuation routes under different hazard scenarios, as well as emergency vehicle routes for disaster response, and where possible, alternate routes where congestion or road failure could occur. Update as new information and technologies become available.</p>	<p>FD &amp; PD</p>	<p>Completed</p>	<p>On June 14, 2022, the City Council adopted the updated Solano County Multi-Jurisdictional hazard mitigation plan for the City of Vacaville.</p>

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## APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

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 – When the Energy and Conservation Action Strategy is next updated, 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	Unscheduled	The timing of this task is to be determined.
SAF-A8.2 - Update the capital project planning and budgeting processes to account for anticipated effects of climate change hazards on City capital improvements, including buildings and infrastructure, either by integrating the findings from the City’s vulnerability assessment or the best-available climate science data related to impacts, risks, sensitivities, adaptive capacities, and vulnerabilities.	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.

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APPENDIX 1: GENERAL PLAN IMPLEMENTATION ACTIONS

<b>Noise Element</b>				
NOI-A1.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P1.1.	CD, Solano County, Nut Tree/Travis Airport	Unscheduled	The timing of this task is to be determined.	
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 14.09.240 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 consistent 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	Unscheduled	The timing of this task is to be determined.	

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**Please Start Here**

<b>General Information</b>	
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Reporting Calendar Year	2023
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City	Vacaville
Zipcode	95688

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

### Submittal Instructions

**Please save your file as Jurisdictionname2022 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>Jurisdiction</b>	Vacaville	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		483
<b>Total Units</b>		<b>483</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	223	103
2 to 4 units per structure	0	0	0
5+ units per structure	236	236	0
Accessory Dwelling Unit	13	24	4
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>249</b>	<b>483</b>	<b>107</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	0	0
Not Indicated as Infill	251	318

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	4,529
Total Housing Units Approved:	334
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

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

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	0	0
Discretionary	11	4529

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	218
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	146
Sites Rezoned to Accommodate the RHNA	16

Jurisdiction	Vacaville
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	0th Cycle (optional)

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

**Table A  
Housing Development Applications Submitted**

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Project Identifier					Unit Types		Date Application Submitted
1					2	3	4
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+ (see instructions)
Summary Row: Start Data Entry Below							
	137293010	449 Ramsgate Drive	Villages at Vanden Meadows Unit 1B	23-031	SFD	R	3/21/2023
	137293010	449 Ramsgate Drive	Villages at Vanden Meadows Unit 1B	23-031	ADU	R	3/21/2023
	133190510, 133190530,	NW Corner of North Village Pkwy and Vacaville Center Dr	North Village Townhomes	23-067	SFD	O	11/9/2023
	138030190	Carroll Way and North of Fry Road	Robert Ranch Village D	23-075	SFD	O	5/31/2023
	138030180	Intersection of Broadcaster Dr and Cultivator Dr	Robert Ranch Village L	23-096	SFD	O	7/12/2023
	128040380	Mount Royal Road	Lower Lagoon Valley -Neighborhood K1	23-128	SFD	O	9/29/2023
	129310240, 129310250, 129310260, 129310360, 129310370, 129310400	137 Scroggins Court	Harmony Village	23-115	SFD	O	8/7/2023
	134290030	East of Leisure Town Rd and North of Hawkins Rd	Donaldson- Ramos Property Development	23-062	SFD	O	4/28/2023
	134290030	East of Leisure Town Rd and North of Hawkins Rd	Donaldson- Ramos Property Development	23-062	SFD	R	4/28/2023
	134290020	East of Leisure Town Rd and South of Maplewood Subdivision	Raysons	23-059	SFD	O	4/26/2023
	130243030	518 Davis Street	Always Best Care Senior Services	23-048	2 to 4	R	4/17/2023

Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	
5							6	7	8
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 <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project
0	0	0	0	0	10	4519	4529	334	0
						81	81	81	
						81	81	81	
						218	218		
						46	46		
						72	72	72	
						88	88	88	
					10		10	10	
						1712	1712		
						1219	1219		
						1000	1000		
							0		
						2	2	2	



Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
9	10		11	12	13
Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes <sup>+</sup>
NONE	No	No	Approved	Discretionary	
NONE	No	No	Approved	Discretionary	
NONE	Yes	Yes	Pending	Discretionary	
NONE	No	No	Pending	Discretionary	SB 330
NONE	No	No	Approved	Discretionary	
NONE	No	No	Approved	Discretionary	
NONE	No	No	Approved	Discretionary	
NONE	No	No	Approved	Discretionary	
NONE	No	No	Pending	Discretionary	
NONE	No	No	Pending	Discretionary	
NONE	No	No	Pending	Discretionary	

NONE	No	No	Approved	Discretionary	
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Jurisdiction	Vacaville
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

<b>Table A2</b> Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units
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<b>Jurisdiction</b>	Vacaville	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

Project Identifier					Unit Types	
1					2	3
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner
Summary Row: Start Data Entry Below						
	131123170	411 SPINDRIFT WAY	FAIRMONT	2304-0180	ADU	O
	129310020	127 BROWN ST B	N/A	2307-0056	ADU	O
	136393080	557 SOMERVILLE CIR A	HERITAGE PLACE	2308-0198	ADU	O
	127332010	1236 LAS ENCINAS CT	HIDDEN OAKS	2309-0082	ADU	O
	131092100	264 SPINDRIFT WAY	FAIRMONT	2309-0201	ADU	O
	126204100	380 LOVERS LN B	MONTGOMERY ESTATES	2309-0215	ADU	O
	130040290	1119 CALLEN ST B	N/A	2211-0306	ADU	O
	133011040	6964 BROWNS VALLEY RD B	N/A	2212-0263	ADU	O
	135414210	313 TEMPLE DR B	OAK VIEW	2212-0271	ADU	O
	124131040	156 HAWTHORN CT B	NORTH PARK	2212-0284	ADU	O
	136482070	1084 CINNABAR WAY B	FOXWOOD	2303-0108	ADU	O
						O
	130222300	125 LUZENA AVE B	F.H. BUCK'S WESTERN ADDITION	2303-0491	ADU	O
	124122200	312 KIRBYSON CT B	THE TIMBERS	2304-0027	ADU	O
	136631240	1006 MIMOSA DR B	WESTGATE	2308-0259	ADU	O
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0356	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0358	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0359	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0360	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0381	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0382	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0383	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0384	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0385	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0386	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0387	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0388	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0389	5+	R
	137030160	250 LEISURE TOWN RD	LEISURE TOWN APARTMENTS	2306-0390	5+	R
	138144020	807 BILLHOOK DR	ROBERTS' RANCH	2301-0155	SFD	O

<b>Jurisdiction</b>	Vacaville	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

	137291010	678 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0196	SFD	O
	137291020	684 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0197	SFD	O
	137291030	690 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0198	SFD	O
	137291040	696 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0199	SFD	O
	138173060	493 BALER CIR	ROBERTS' RANCH	2301-0216	SFD	O
	138175010	498 BALER CIR	ROBERTS' RANCH	2301-0217	SFD	O
	138175020	2001 BALER CT	ROBERTS' RANCH	2301-0218	SFD	O
	138174040	961 SORTER DR	ROBERTS' RANCH	2301-0220	SFD	O
	106346010	100 WAGTAIL WAY	NORTH VILLAGE	2301-0244	SFD	O
	106346020	106 WAGTAIL WAY	NORTH VILLAGE	2301-0246	SFD	O
	106346030	112 WAGTAIL WAY	NORTH VILLAGE	2301-0247	SFD	O
	106343140	113 WAGTAIL WAY	NORTH VILLAGE	2301-0248	SFD	O
	106343150	107 WAGTAIL WAY	NORTH VILLAGE	2301-0249	SFD	O
	106343160	101 WAGTAIL WAY	NORTH VILLAGE	2301-0250	SFD	O
	137292040	703 BURGUNDY DR	VILLAGES AT VANDEN MEADOWS	2301-0306	SFD	O
	137292050	697 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0307	SFD	O
	137292060	691 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0308	SFD	O
	137292070	685 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2301-0309	SFD	O
	138166020	913 SORTER DR	ROBERTS' RANCH	2302-0108	SFD	O
	138166010	907 SORTER DR	ROBERTS' RANCH	2302-0109	SFD	O
	138161120	866 BROADCASTER DR	ROBERTS' RANCH	2302-0110	SFD	O
	138161110	860 BROADCASTER DR	ROBERTS' RANCH	2302-0111	SFD	O
	138165080	918 SORTER DR	ROBERTS' RANCH	2302-0112	SFD	O
	138165090	924 SORTER DR	ROBERTS' RANCH	2302-0113	SFD	O
	138144010	801 BILLHOOK DR	ROBERTS' RANCH	2302-0134	SFD	O
	138143010	800 BILLHOOK DR	ROBERTS' RANCH	2302-0135	SFD	O
	138143020	806 BILLHOOK DR	ROBERTS' RANCH	2302-0136	SFD	O
	137292080	679 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2302-0194	SFD	O
	137292090	673 BURGUNDY ST	VILLAGES AT VANDEN MEADOWS	2302-0196	SFD	O
	137281090	550 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2302-0197	SFD	O
	137281080	544 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2302-0198	SFD	O
	137314020	561 SHEFFORD DR	VILLAGES AT VANDEN MEADOWS	2303-0053	SFD	O
	137314010	827 TELFORD DR	VILLAGES AT VANDEN MEADOWS	2303-0055	SFD	O
	125493070	3006 VASQUEZ CT	FARMSTEAD	2303-0071	SFD	O
	125493080	3012 VASQUEZ CT	FARMSTEAD	2303-0074	SFD	O
	125492030	3031 VASQUEZ CT	FARMSTEAD	2303-0075	SFD	O
	125492040	3025 VASQUEZ CT	FARMSTEAD	2303-0076	SFD	O

<b>Jurisdiction</b>	Vacaville	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

	125492050	3019 VASQUEZ CT	FARMSTEAD	2303-0077	SFD	0
	125492060	3013 VASQUEZ CT	FARMSTEAD	2303-0078	SFD	0
	106346040	118 WAGTAIL WAY	NORTH VILLAGE	2303-0167	SFD	0
	106346050	124 WAGTAIL WAY	NORTH VILLAGE	2303-0168	SFD	0
	106346060	130 WAGTAIL WAY	NORTH VILLAGE	2303-0169	SFD	0
	106346070	136 WAGTAIL WAY	NORTH VILLAGE	2303-0170	SFD	0
	106346080	142 WAGTAIL WAY	NORTH VILLAGE	2303-0171	SFD	0
	106343120	125 WAGTAIL WAY	NORTH VILLAGE	2303-0172	SFD	0
	106343130	119 WAGTAIL WAY	NORTH VILLAGE	2303-0173	SFD	0
	138144260	479 WHIPPLETREE LN	ROBERTS' RANCH	2303-0304	SFD	0
	138144250	485 WHIPPLETREE LN	ROBERTS' RANCH	2303-0305	SFD	0
	138144240	491 WHIPPLETREE LN	ROBERTS' RANCH	2303-0306	SFD	0
	137284060	539 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2303-0393	SFD	0
	137284070	545 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2303-0394	SFD	0
	137281070	538 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2303-0395	SFD	0
	137281060	532 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2303-0396	SFD	0
	137284040	527 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2303-0397	SFD	0
	137284050	533 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2303-0401	SFD	0
	125491090	512 ALIKI DR	FARMSTEAD	2303-0495	SFD	0
	125491100	506 ALIKI DR	FARMSTEAD	2303-0496	SFD	0
	125491110	500 ALIKI DR	FARMSTEAD	2303-0497	SFD	0
	125493060	3000 VASQUEZ CT	FARMSTEAD	2303-0498	SFD	0
	138166030	919 SORTER DR	ROBERT'S RANCH	2304-0052	SFD	0
	138167010	937 SORTER DR	ROBERT'S RANCH	2304-0053	SFD	0
	138145060	961 HOPPER LN	ROBERTS' RANCH	2304-0129	SFD	0
	138145050	955 HOPPER LN	ROBERTS' RANCH	2304-0144	SFD	0
	138145040	949 HOPPER LN	ROBERTS' RANCH	2304-0146	SFD	0
	138145030	943 HOPPER LN	ROBERTS' RANCH	2304-0147	SFD	0
	138145020	937 HOPPER LN	ROBERTS' RANCH	2304-0148	SFD	0
	138145010	931 HOPPER LN	ROBERTS' RANCH	2304-0149	SFD	0
	137281050	526 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2304-0188	SFD	0
	137281040	520 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2304-0189	SFD	0
	137284020	515 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2304-0222	SFD	0
	137284030	521 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2304-0223	SFD	0
	137281030	514 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2304-0224	SFD	0
	137281020	508 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2304-0225	SFD	0
	106326040	237 GANNET ST	NORTH VILLAGE	2304-0316	SFD	0
	106326030	231 GANNET ST	NORTH VILLAGE	2304-0318	SFD	0
	106339060	200 GANNET ST	NORTH VILLAGE	2304-0321	SFD	0
	106339050	206 GANNET ST	NORTH VILLAGE	2304-0324	SFD	0
	106339040	212 GANNET ST	NORTH VILLAGE	2304-0325	SFD	0

<b>Jurisdiction</b>	Vacaville	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

	106325220	218 GANNET ST	NORTH VILLAGE	2304-0326	SFD	O
	106325210	224 GANNET ST	NORTH VILLAGE	2304-0327	SFD	O
	106325200	230 GANNET ST	NORTH VILLAGE	2304-0328	SFD	O
	106330010	201 GANNET ST	NORTH VILLAGE	2304-0329	SFD	O
	125491050	536 ALIKI DR	FARMSTEAD	2304-0360	SFD	O
	125491060	530 ALIKI DR	FARMSTEAD	2304-0361	SFD	O
	125491070	524 ALIKI DR	FARMSTEAD	2304-0362	SFD	O
	125491080	518 ALIKI DR	FARMSTEAD	2304-0363	SFD	O
	138153050	925 HOPPER LN	ROBERTS' RANCH	2305-0104	SFD	O
	138153040	919 HOPPER LN	ROBERTS' RANCH	2305-0106	SFD	O
	138153030	913 HOPPER LN	ROBERTS' RANCH	2305-0107	SFD	O
	138151010	284 CASK DR	ROBERTS' RANCH	2305-0132	SFD	O
	138151020	912 HOPPER LN	ROBERTS' RANCH	2305-0133	SFD	O
	138151030	906 HOPPER LN	ROBERTS' RANCH	2305-0134	SFD	O
	138153020	907 HOPPER LN	ROBERTS' RANCH	2305-0135	SFD	O
	138153010	901 HOPPER LN	ROBERTS' RANCH	2305-0136	SFD	O
	125491030	548 ALIKI DR	FARMSTEAD	2305-0264	SFD	O
	125491040	542 ALIKI DR	FARMSTEAD	2305-0265	SFD	O
	125492080	4066 ALIKI CT	FARMSTEAD	2305-0266	SFD	O
	125492090	4060 ALIKI CT	FARMSTEAD	2305-0267	SFD	O
	125492100	4054 ALIKI CT	FARMSTEAD	2305-0268	SFD	O
	138341090	212 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0049	SFD	O
	137271050	106 MECHANIC LN	SOUTHTOWN PHASE 3	2306-0068	SFD	O
	137271040	112 MECHANIC LN	SOUTHTOWN PHASE 3	2306-0069	SFD	O
	137261090	2007 MECHANIC CT	SOUTHTOWN PHASE 3	2306-0070	SFD	O
	137261080	2013 MECHANIC CT	SOUTHTOWN PHASE 3	2306-0073	SFD	O
	125493010	501 ALIKI DR	FARMSTEAD	2306-0116	SFD	O
	125492110	4048 ALIKI CT	FARMSTEAD	2306-0117	SFD	O
	125492120	4042 ALIKI CT	FARMSTEAD	2306-0118	SFD	O
	125492130	4036 ALIKI CT	FARMSTEAD	2306-0119	SFD	O
	125492140	4030 ALIKI CT	FARMSTEAD	2306-0120	SFD	O
	138183260	712 TEDDER DR	ROBERTS' RANCH	2306-0204	SFD	O
	138183200	748 TEDDER DR	ROBERTS' RANCH	2306-0205	SFD	O
	138184120	715 BROADFORK CIR	ROBERTS' RANCH	2306-0206	SFD	O
	138183270	706 TEDDER DR	ROBERTS' RANCH	2306-0207	SFD	O
	138184060	731 TEDDER DR	ROBERTS' RANCH	2306-0208	SFD	O
	138183170	766 TEDDER DR	ROBERTS' RANCH	2306-0209	SFD	O
	138141100	930 HOPPER LN	ROBERTS' RANCH	2306-0210	SFD	O
	138184020	707 TEDDER DR	ROBERTS' RANCH	2306-0211	SFD	O
	138183250	718 TEDDER DR	ROBERTS' RANCH	2306-0212	SFD	O
	138183220	736 TEDDER DR	ROBERTS' RANCH	2306-0213	SFD	O
	138184090	749 TEDDER DR	ROBERTS' RANCH	2306-0214	SFD	O
	138183160	697 BROADFORK CIR	ROBERTS' RANCH	2306-0215	SFD	O
	138141060	484 WHIPPLETREE LN	ROBERTS' RANCH	2306-0216	SFD	O
	138141090	936 HOPPER LN	ROBERTS' RANCH	2306-0217	SFD	O
	138184040	719 TEDDER DR	ROBERTS' RANCH	2306-0218	SFD	O
	138183180	760 TEDDER DR	ROBERTS' RANCH	2306-0219	SFD	O
	138184080	743 TEDDER DR	ROBERTS' RANCH	2306-0220	SFD	O
	138141070	948 HOPPER LN	ROBERTS' RANCH	2306-0221	SFD	O
	138183240	724 TEDDER DR	ROBERTS' RANCH	2306-0222	SFD	O
	138183280	700 TEDDER DR	ROBERTS' RANCH	2306-0223	SFD	O
	138141080	942 HOPPER LN	ROBERTS' RANCH	2306-0224	SFD	O
	138183150	691 BROADFORK CIR	ROBERTS' RANCH	2306-0225	SFD	O
	138184050	725 TEDDER DR	ROBERTS' RANCH	2306-0226	SFD	O
	138183230	730 TEDDER DR	ROBERTS' RANCH	2306-0227	SFD	O
	138184100	755 TEDDER DR	ROBERTS' RANCH	2306-0228	SFD	O
	138183190	754 TEDDER DR	ROBERTS' RANCH	2306-0229	SFD	O
	138184030	713 TEDDER DR	ROBERTS' RANCH	2306-0230	SFD	O

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	137341060	230 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0254	SFD	O
	137341040	236 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0256	SFD	O
	137311010	831 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0275	SFD	O
	137311020	835 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0277	SFD	O
	137311030	839 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0278	SFD	O
	137311040	843 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0279	SFD	O
	137311050	847 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0280	SFD	O
	137311060	851 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0281	SFD	O
	137311070	855 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0282	SFD	O
	137311080	859 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0283	SFD	O
	137311090	863 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0284	SFD	O
	137311100	867 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0285	SFD	O
	137311110	871 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0286	SFD	O
	137311120	875 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0287	SFD	O
	137311130	560 SHEFFORD DR	VILLAGES AT VANDEN MEADOWS	2306-0288	SFD	O
	137312010	886 HELMSLEY DR	VILLAGES AT VANDEN MEADOWS	2306-0289	SFD	O
	138141050	478 WHIPPLETREE LN	ROBERTS' RANCH	2306-0340	SFD	O
	137262110	6018 DRIVER CT	SOUTHTOWN PHASE 3	2308-0252	SFD	O
	137262120	6024 DRIVER CT	SOUTHTOWN PHASE 3	2308-0253	SFD	O
	137262130	6031 DRIVER CT	SOUTHTOWN PHASE 3	2308-0254	SFD	O
	137262140	6025 DRIVER CT	SOUTHTOWN PHASE 3	2308-0255	SFD	O
	137241020	106 DESIGNER ST	SOUTHTOWN PHASE 3	2308-0430	SFD	O
	137241010	100 DESIGNER ST	SOUTHTOWN PHASE 3	2308-0431	SFD	O
	137241030	673 ENGINEER CIR	SOUTHTOWN PHASE 3	2308-0432	SFD	O
	137241040	667 ENGINEER CIR	SOUTHTOWN PHASE 3	2308-0433	SFD	O
	137284010	509 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2309-0008	SFD	O
	137301020	1006 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2309-0009	SFD	O



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	137301010	1000 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2309-0010	SFD	O
	137281010	502 OAKHAM DR	VILLAGES AT VANDEN MEADOWS	2309-0011	SFD	O
	137262090	6006 DRIVER CT	SOUTHTOWN PHASE 3	2309-0191	SFD	O
	137262100	6012 DRIVER CT	SOUTHTOWN PHASE 3	2309-0192	SFD	O
	137262150	6019 DRIVER CT	SOUTHTOWN PHASE 3	2309-0193	SFD	O
	137262160	6013 DRIVER CT	SOUTHTOWN PHASE 3	2309-0194	SFD	O
	137301060	1025 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2309-0197	SFD	O
	137301050	1024 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2309-0198	SFD	O
	137301040	1018 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2309-0199	SFD	O
	137301030	1012 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2309-0200	SFD	O
	137241050	313 PLANNERS WAY	SOUTHTOWN PHASE 3	2309-0293	SFD	O
	137241060	307 PLANNERS WAY	SOUTHTOWN PHASE 3	2309-0294	SFD	O
	137241070	618 COGBURN CIR	SOUTHTOWN PHASE 3	2309-0295	SFD	O
	137241080	612 COGBURN CIR	SOUTHTOWN PHASE 3	2309-0296	SFD	O
	137301100	1001 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2310-0141	SFD	O
	137301090	1007 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2310-0142	SFD	O
	137301080	1013 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2310-0143	SFD	O
	137301070	1019 YATELEY CT	VILLAGES AT VANDEN MEADOWS	2310-0144	SFD	O
	137312080	249 RYDE DR	VILLAGES AT VANDEN MEADOWS	2311-0086	SFD	O
	137312090	243 RYDE DR	VILLAGES AT VANDEN MEADOWS	2311-0087	SFD	O
	137312100	237 RYDE DR	VILLAGES AT VANDEN MEADOWS	2311-0088	SFD	O
	137312110	231 RYDE DR	VILLAGES AT VANDEN MEADOWS	2311-0089	SFD	O
	137312120	225 RYDE DR	VILLAGES AT VANDEN MEADOWS	2311-0090	SFD	O
	137312130	219 RYDE DR	VILLAGES AT VANDEN MEADOWS	2311-0091	SFD	O
	137241140	5019 LIBRARIAN CT	SOUTHTOWN PHASE 3	2311-0231	SFD	O
	137241150	727 ENGINEER CIR	SOUTHTOWN PHASE 3	2311-0232	SFD	O
	137241160	721 ENGINEER CIR	SOUTHTOWN PHASE 3	2311-0233	SFD	O

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	137241200	715 ENGINEER CIR	SOUTHTOWN PHASE 3	2311-0234	SFD	O
	137241170	5007 LIBRARIAN CT	SOUTHTOWN PHASE 3	2311-0235	SFD	O
	137262080	6000 DRIVER CT	SOUTHTOWN PHASE 3	2312-0013	SFD	O
	137262170	6007 DRIVER CT	SOUTHTOWN PHASE 3	2312-0014	SFD	O
	137262180	6001 DRIVER CT	SOUTHTOWN PHASE 3	2312-0015	SFD	O
	137312140	4000 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0022	SFD	O
	137312150	4006 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0023	SFD	O
	137312220	4025 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0024	SFD	O
	137312230	4019 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0025	SFD	O
	137312240	4013 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0026	SFD	O
	137312250	4007 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0027	SFD	O
	137312260	4001 TELFORD CT	VILLAGES AT VANDEN MEADOWS	2312-0028	SFD	O
	137241110	600 COGBURN CIR	SOUTHTOWN PHASE 3	2312-0098	SFD	O
	137241120	5012 LIBRARIAN CT	SOUTHTOWN PHASE 3	2312-0099	SFD	O
	137241130	5018 LIBRARIAN CT	SOUTHTOWN PHASE 3	2312-0100	SFD	O
	137341110	200 MONTGOMERY CIR	FOXBORO KNOLLS	2312-0122	SFD	O
	137262020	7006 PAINTER CT	SOUTHTOWN PHASE 3	2312-0170	SFD	O
	137262030	7012 PAINTER CT	SOUTHTOWN PHASE 3	2312-0171	SFD	O
	137262040	7019 PAINTER CT	SOUTHTOWN PHASE 3	2312-0172	SFD	O
	137262050	7013 PAINTER CT	SOUTHTOWN PHASE 3	2312-0173	SFD	O
	137341010	254 MONTGOMERY CIR	FOXBORO KNOLLS	2312-0189	SFD	O
	137343240	267 MONTGOMERY CIR	FOXBORO KNOLLS	2312-0190	SFD	O
	138165070	861 BROADCASTER DR	ROBERTS' RANCH	2301-0215	SFD	O
	138174050	967 SORTER DR	ROBERTS' RANCH	2301-0219	SFD	O
	138166040	925 SORTER DR	ROBERT'S RANCH	2304-0050	SFD	O
	137341100	206 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0048	SFD	O
	138184010	701 TEDDER DR	ROBERTS' RANCH	2306-0231	SFD	O
	138183210	742 TEDDER DR	ROBERTS' RANCH	2306-0232	SFD	O
	138184070	737 TEDDER DR	ROBERTS' RANCH	2306-0233	SFD	O
	138184110	709 BROADFORK CIR	ROBERTS' RANCH	2306-0234	SFD	O
	137341030	242 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0255	SFD	O
	137341020	248 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0257	SFD	O
	138165070	861 BROADCASTER DR	ROBERTS' RANCH	2301-0215	ADU	O
	138174050	967 SORTER DR	ROBERTS' RANCH	2301-0219	ADU	O
	138166040	925 SORTER DR	ROBERT'S RANCH	2304-0050	ADU	O
	137341100	206 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0048	ADU	O

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	138184010	701 TEDDER DR	ROBERTS' RANCH	2306-0231	ADU	O
	138183210	742 TEDDER DR	ROBERTS' RANCH	2306-0232	ADU	O
	138184070	737 TEDDER DR	ROBERTS' RANCH	2306-0233	ADU	O
	138184110	709 BROADFORK CIR	ROBERTS' RANCH	2306-0234	ADU	O
	137341030	242 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0255	ADU	O
	137341020	248 MONTGOMERY CIR	FOXBORO KNOLLS	2306-0257	ADU	O

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## Housing Element Implementation

Affordability by Household Incomes - Completed Entitlement								
4							5	6
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	Entitlement Date Approved	# of Units issued Entitlements
0	0	0	0	0	0	249		249
						1	7/7/2023	1
						1	10/2/2023	1
						1	12/20/2023	1
						1	12/11/2023	1
						1	11/15/2023	1
						1	11/21/2023	1
						1	12/9/2022	1
						1	4/27/2023	1
						1	2/21/2023	1
						1	6/26/2023	1
						1	5/9/2023	1
								0
						1	11/14/2023	1
						1	6/14/2023	1
						1	12/20/2023	1
						38	3/14/2023	38
						7	3/14/2023	7
						9	3/14/2023	9
						11	3/14/2023	11
						7	3/14/2023	7
						7	3/14/2023	7
						7	3/14/2023	7
						9	3/14/2023	9
						9	3/14/2023	9
						9	3/14/2023	9
						9	3/14/2023	9
						38	3/14/2023	38
						38	3/14/2023	38
						38	3/14/2023	38
						1	2/23/2021	1
						1	2/22/2022	1
						1	2/22/2022	1

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						1	2/22/2022	1
						1	2/22/2022	1
						1	7/12/2021	1
						1	7/12/2021	1
						1	7/12/2021	1
						1	7/12/2021	1
						1	8/11/2016	1
						1	8/11/2016	1
						1	8/11/2016	1
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						1	10/18/2021	1
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						1	4/7/2020	1
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						1	4/7/2020	1
						1	4/7/2020	1
						1	4/7/2020	1
						1	8/11/2016	1
						1	8/11/2016	1
						1	8/11/2016	1
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						1	8/11/2016	1
						1	8/11/2016	1
						1	8/11/2016	1
						1	2/23/2021	1
						1	2/23/2021	1

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						1	2/23/2021	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
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						1	2/23/2021	1
						1	2/23/2021	1
						1	2/23/2021	1
						1	2/23/2021	1
						1	4/7/2020	1
						1	4/7/2020	1
						1	4/7/2020	1

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## Housing Element Implementation

						1	4/7/2020	1
						1	4/7/2020	1
						1	9/14/2022	1
						1	11/23/2022	1
						1	11/23/2022	1
						1	11/23/2022	1
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						1	4/7/2020	1
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						1	10/18/2021	1
						1	10/18/2021	1
						1	10/18/2021	1

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						1	10/18/2021	1
						1	10/18/2021	1
						1	10/18/2021	1
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						1	10/18/2021	1
						1	10/18/2021	1
						1	2/23/2021	1
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						1	11/23/2022	1
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						1	2/22/2022	1
						1	2/22/2022	1
						1	11/23/2022	1
						1	11/23/2022	1
						1	11/23/2022	1
						1	11/23/2022	1



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						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	10/18/2021	1
						1	10/18/2021	1
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						1	10/18/2021	1
						1	10/18/2021	1
						1	10/18/2021	1
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						1	11/23/2022	1
						1	11/23/2022	1
						1	11/23/2022	1

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						1	11/23/2022	1
						1	11/23/2022	1
						1	11/23/2022	1
						1	9/14/2022	1
						1	9/14/2022	1
						1	7/12/2021	1
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						1	7/12/2021	1
						1	9/14/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	9/14/2022	1
						1	9/14/2022	1
						1	7/12/2021	1
						1	7/12/2021	1
						1	7/12/2021	1
						1	9/14/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	2/22/2022	1
						1	9/14/2022	1
						1	9/14/2022	1

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Affordability by Household Incomes - Building Permits							
7							8
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	Building Permits Date Issued
0	0	0	0	0	0	483	
						1	7/19/2023
						1	10/3/2023
						1	12/20/2023
						1	12/14/2023
						1	12/13/2023
						1	11/27/2023
						1	1/20/2023
						1	4/28/2023
						1	2/28/2023
						1	7/6/2023
						1	5/10/2023
						1	11/14/2023
						1	6/20/2023
						1	12/22/2023
						38	6/29/2023
						7	6/29/2023
						9	6/29/2023
						11	6/29/2023
						7	6/29/2023
						7	6/29/2023
						7	6/29/2023
						9	6/29/2023
						9	6/29/2023
						9	6/29/2023
						9	6/29/2023
						38	6/29/2023

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

						38	6/29/2023
						38	6/29/2023
						1	2/16/2023
						1	1/25/2023
						1	1/25/2023
						1	1/25/2023
						1	1/25/2023
						1	1/26/2023
						1	1/26/2023
						1	1/26/2023
						1	1/26/2023
						1	1/30/2023
						1	1/30/2023
						1	1/30/2023
						1	1/30/2023
						1	1/30/2023
						1	1/30/2023
						1	1/30/2023
						1	2/2/2023
						1	2/2/2023
						1	2/2/2023
						1	2/2/2023
						1	2/17/2023
						1	2/17/2023
						1	2/17/2023
						1	2/17/2023
						1	3/23/2023
						1	2/17/2023
						1	2/16/2023
						1	2/16/2023
						1	2/16/2023
						1	2/23/2023
						1	2/23/2023
						1	2/23/2023
						1	2/23/2023

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

						1	3/9/2023
						1	3/9/2023
						1	3/15/2023
						1	3/15/2023
						1	3/15/2023
						1	3/15/2023
						1	3/15/2023
						1	3/15/2023
						1	3/16/2023
						1	3/16/2023
						1	3/16/2023
						1	3/16/2023
						1	3/16/2023
						1	3/16/2023
						1	3/16/2023
						1	3/16/2023
						1	3/23/2023
						1	3/23/2023
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						1	3/29/2023
						1	3/29/2023
						1	3/29/2023
						1	3/29/2023
						1	3/29/2023
						1	3/29/2023
						1	4/12/2023
						1	4/12/2023
						1	4/12/2023
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						1	4/13/2023
						1	4/13/2023
						1	4/13/2023
						1	4/20/2023
						1	4/20/2023

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

							1	4/20/2023
							1	4/20/2023
							1	4/20/2023
							1	4/20/2023
							1	6/20/2023
							1	6/20/2023
							1	4/27/2023
							1	4/27/2023
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							1	6/20/2023
							1	5/3/2023
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							1	5/15/2023
							1	5/15/2023
							1	6/28/2023
							1	5/24/2023
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							1	6/28/2023
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							1	6/28/2023
							1	6/28/2023
							1	6/28/2023



Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

						1	6/28/2023
						1	6/28/2023
						1	8/17/2023
						1	8/17/2023
						1	8/17/2023
						1	8/17/2023
						1	9/7/2023
						1	9/7/2023
						1	9/7/2023
						1	9/7/2023
						1	9/12/2023
						1	9/12/2023
						1	9/12/2023
						1	9/12/2023
						1	10/11/2023
						1	10/11/2023
						1	10/11/2023
						1	10/11/2023
						1	9/28/2023
						1	9/28/2023
						1	9/28/2023
						1	9/28/2023
						1	10/11/2023
						1	10/11/2023
						1	10/11/2023
						1	10/11/2023
						1	10/18/2023



**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

						1	10/18/2023
						1	10/18/2023
						1	10/18/2023
						1	11/15/2023
						1	11/15/2023
						1	11/15/2023
						1	11/15/2023
						1	11/15/2023
						1	11/15/2023
						1	11/30/2023
						1	12/6/2023
						1	11/30/2023
						1	11/30/2023
						1	11/30/2023
						1	12/6/2023
						1	12/6/2023
						1	12/6/2023
						1	12/11/2023
						1	12/11/2023
						1	12/11/2023
						1	12/11/2023
						1	12/11/2023
						1	12/11/2023
						1	12/11/2023

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

						1	12/13/2023
						1	12/13/2023
						1	12/13/2023
						1	12/28/2023
						1	12/22/2023
						1	12/22/2023
						1	12/22/2023
						1	12/22/2023
						1	12/28/2023
						1	12/28/2023
						1	1/26/2023
						1	1/26/2023
						1	4/12/2023
						1	6/13/2023
						1	6/28/2023
						1	6/28/2023
						1	6/28/2023
						1	6/28/2023
						1	6/26/2023
						1	6/26/2023
						1	1/26/2023
						1	1/26/2023
						1	4/12/2023
						1	6/13/2023
						1	6/28/2023
						1	6/28/2023
						1	6/28/2023
						1	6/28/2023
						1	6/26/2023
						1	6/26/2023

### Affordability by Household Incomes - Certificates of Occupancy

10							11	12
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	Certificates of Occupancy or other forms of readiness <small>(see instructions)</small> <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
0	0	0	0	0	0	107		107
								0
								0
								0
								0
								0
								0
								0
								0
						1	9/25/2023	1
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
								0
						1	7/20/2023	1
						1	7/5/2023	1

						1	6/23/2023	1
						1	6/20/2023	1
						1	6/15/2023	1
						1	8/3/2023	1
						1	8/22/2023	1
						1	8/22/2023	1
						1	9/7/2023	1
						1	8/21/2023	1
						1	10/26/2023	1
						1	10/30/2023	1
						1	8/9/2023	1
						1	7/24/2023	1
						1	8/21/2023	1
						1	7/5/2023	1
						1	7/10/2023	1
						1	7/12/2023	1
						1	7/19/2023	1
						1	10/2/2023	1
						1	10/10/2023	1
						1	10/5/2023	1
						1	10/12/2023	1
						1	11/2/2023	1
						1	9/28/2023	1
						1	7/20/2023	1
						1	8/9/2023	1
						1	8/8/2023	1
						1	7/31/2023	1
						1	7/27/2023	1
						1	8/4/2023	1
						1	8/14/2023	1
						1	8/28/2023	1
						1	8/28/2023	1
						1	9/19/2023	1
						1	9/12/2023	1
						1	8/31/2023	1
						1	9/5/2023	1
						1	9/7/2023	1
								0
						1	12/6/2023	1
						1	11/9/2023	1
								0
								0

								0
						1	10/9/2023	1
								0
						1	8/17/2023	1
						1	8/17/2023	1
						1	8/23/2023	1
						1	9/6/2023	1
						1	9/6/2023	1
						1	9/1/2023	1
						1	9/1/2023	1
						1	9/8/2023	1
						1	9/8/2023	1
						1	10/11/2023	1
						1	10/5/2023	1
						1	10/3/2023	1
						1	9/29/2023	1
						1	1/16/2023	1
						1	11/20/2023	1
						1	9/12/2023	1
						1	9/12/2023	1
						1	9/21/2023	1
						1	10/3/2023	1
						1	10/10/2023	1
						1	10/10/2023	1
						1	9/27/2023	1
						1	9/27/2023	1
						1	10/12/2023	1
						1	10/10/2023	1
						1	10/2/2023	1
						1	10/4/2023	1
								0
								0
								0
								0
								0
								0
								0
								0
								0
						1	11/21/2023	1
						1	11/8/2023	1
						1	11/2/2023	1
						1	10/19/2023	1
						1	11/16/2023	1
								0
						1	11/16/2023	1
						1	12/4/2023	1

								0
						1	12/14/2023	1
						1	12/14/2023	1
						1	12/20/2023	1
						1	12/20/2023	1
						1	11/29/2023	1
						1	11/29/2023	1
						1	11/30/2023	1
						1	12/6/2023	1
						1	12/6/2023	1
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						1	12/11/2023	1
						1	12/11/2023	1
						1	12/18/2023	1
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						1	12/20/2023	1
						1	12/20/2023	1

						1	12/18/2023	1
						1	12/14/2023	1
						1	12/8/2023	1
						1	12/6/2023	1
						1	11/20/2023	1
						1	11/15/2023	1
						1	11/13/2023	1
						1	11/14/2023	1
						1	11/2/2023	1
						1	11/1/2023	1
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	<b>Streamlining</b>	<b>Infill</b>	<b>Housing with Financial Assistance and/or Deed Restrictions</b>		<b>Housing without Financial Assistance or Deed Restrictions</b>	<b>Term of Affordability or Deed Restriction</b>	<b>Demolished/Destroyed Units</b>		
<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>		
How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter
0							0		
0	NONE	N					0		
0	NONE	N					0		
0	NONE	N					0		
0	NONE	N					0		
0	NONE	N					0		
0	NONE	N					0		
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0	NONE	N					0		

Density Bonus				Notes
21	22	23	24	25
Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes <sup>+</sup>

















Jurisdiction	Vacaville
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

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

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability													
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2										Total Remaining RHNA by Income Level
			2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)		
Very Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	677
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	677
Low	Deed Restricted	1	-	-	-	-	-	-	-	-	-	-	403
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	403
Moderate	Deed Restricted	5	-	-	-	-	-	-	-	-	-	-	404
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	404
Total RHNA		226	464	-	-	-	-	-	-	-	-	-	690
Total Units		232	464	-	-	-	-	-	-	-	-	-	1,896
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
	Extremely Low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*													339

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.  
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction	Vacaville
Reporting Year	2023 (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 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
HE-1 Density Bonus (a)	Assess need for amendments to the Density Bonus Ordinance. Once initial amendments are made, amend every two years.	December 2024, then every two years thereafter (2026, 2028, 2030)	Work on this program is underway and the initial phase is due in December 2024. It is anticipated to be completed by June/July 2024.
HE-1 Density Bonus (b)	Continue to use the Density Bonus provisions in the LUDC to grant density bonuses above the State-mandated minimum.	Ongoing	This program is being implemented on an ongoing basis.
HE-1 Density Bonus (c)	Continue to make developers aware of provisions of the ordinance.	Ongoing	This program is being implemented on an ongoing basis.
HE-2 Special Housing Needs and Underserved Populations (a)	Developmental Disabilities: Meet with North Bay Regional Center; partner with North Bay Regional Center to launch and implement outreach program.	Meet by 2023, and annually thereafter; launch program by October 2024	A meeting with North Bay Regional Center and other community partners was held on December 8, 2023 to discuss partnerships to launch and implement an outreach program to meet the needs of residents in Vacaville living with disabilities.
HE-2 Special Housing Needs and Underserved Populations (b)	Universal Design: Provide information on website and at building department counter.	Oct-23	No update in 2023.
HE-2 Special Housing Needs and Underserved Populations (c)	Meet the Needs of Seniors: (i) Create shared housing program; (ii) Restart Senior Home Improvement Program; (iii) Establish Minor Home Repair and Landscaping Assistance Program.	(i) October 2024; (ii) June 2026; (iii) June 2026	No update in 2023.

HE-2 Special Housing Needs and Underserved Populations (d)	Military Personnel: (i) Identify sites appropriate for military households; (ii) participate in the Travis Regional Armed Forces Committee; (iii) monitor base's privatization program and provide assistance for off-site housing programs; (iv) release RFP for Vanden Town Home.	(i) ongoing; (ii) ongoing; (iii) ongoing; (iv) RFP by December 2023, entitlements by June 2025, and building permits by May 2026	On July 25, 2023, City Council Approved Resolution No. 2023-066 Implementing Program HE-2d of the 2023-2031 Housing Element by declaring city-owned property at 5763 Vanden Road (APN 0136-080-040) to be exempt surplus land and authorizing the city manager or his designee to initiate the competitive bid process as required by the surplus land act for the development of affordable housing with a military focus. The City Manager's Office continued to participate in the Travis Regional Armed Forces Committee (TRAFAC) to discuss the needs of military personnel and their households. The City released a Request for Proposals for the development of the Vanden Town Home project on City-owned property that prioritizes military members or veterans on November 27, 2023, with responses due in January 2024. City staff interviewed potential developers on February 13, 2024
HE-2 Special Housing Needs and Underserved Populations (e)	Special Needs Housing: Meet with developers annually to discuss housing need in moderate and high resource areas.	Annually	A meeting with developers was held on January 31, 2024.
HE-2 Special Housing Needs and Underserved Populations (f)	Extremely Low-Income: Proactively grant priority processing, fee waivers or deferrals, modified development standards.	Ongoing	This program is being implemented on an ongoing basis. No extremely low-income housing projects were submitted in 2023.
HE-2 Special Housing Needs and Underserved Populations (g)	Farmworkers: (i) explore funding, incentives, and partnerships to identify development opportunities; (ii) provide regulatory incentives for construction; (iii) monitor migrant student population and take additional actions if an increase in population occurs.	December 2024, and ongoing thereafter	This program is not yet underway but will be completed by December 2024.
HE-3 Variety of Housing Types (a)	Missing Middle Incentives: Publicize incentives for Missing Middle development.	Ongoing	No update in 2023.
HE-3 Variety of Housing Types (b)	Missing Middle Text Amendments: Amend LUDC to require Missing Middle development in new subdivisions.	Dec-24	Work on this program is underway and the initial phase due in December 2024 is anticipated to be completed by June/July 2024.
HE-3 Variety of Housing Types (c)	Unique Tenure and Financing Arrangement: Meet with developers to offer incentives for unique housing (shared, cooperative, build-for-rent).	Annually	A meeting with developers was held on January 31, 2024.
HE-3 Variety of Housing Types (d)	Expand Supply of Three-Bedroom Apartments: Meet with developers to offer incentives for affordable multi-family housing for large households; amend LUDC as appropriate to implement incentives.	Annually	A meeting with developers was held on January 31, 2024.

HE-3 Variety of Housing Types (e)	Ensure Multi-Family Component of Specific Plans are Constructed: Meet with developers about requiring multifamily units be constructed on pace or ahead of single-family units as part of new or amended development agreements.	Annually	A meeting with developers was held on January 31, 2024.
HE-4 ADUs/JADUs (a)	ADU Ordinance: Continue to amend ADU/JADU ordinance for compliance with State Law.	Dec-25	Work on this program is underway and the initial phase due in December 2024 is anticipated to be completed by June/July 2024.
HE-4 ADUs/JADUs (b)	Resource Program: Collaborate with Napa Sonoma ADU Center to create similar resource program.	Dec-25	This program is in progress. City of Vacaville staff has begun discussions with other Solano County planning agency staff to discuss opportunities to create this resource program.
HE-4 ADUs/JADUs (c)	Construction Loan Program: Work with lending organizations to create construction loan program for ADUs/JADUs.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (d)	Resource Areas: Encourage construction in moderate and high resource areas.	Dec-25	This topic was briefly highlighted at the developers meeting on January 31, 2024. In 2024, staff will begin implementing this program by creating maps of moderate and high-resource areas and examining housing opportunity sites.
HE-4 ADUs/JADUs (e)	Ambassador Program: Research, coordinate, and connect with nonprofit organizations, builders, and banks to encourage appointment of an ADU/JADU ambassador; provide training and educational materials in multiple languages; maintain list of ambassadors and distribute to homeowners.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (f)	Development Opportunities: Market development opportunities.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (g)	Financial Assistance Programs: Market financial assistance programs available through CalHFA and CalHOME.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (h)	Open House: Reach out to homeowners that have added an ADU/JADU to involve them in supporting other homeowners; hold community ADU/JADU Open Space to share ideas.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (i)	Permit Streamlining: Streamline permitting and reduce permitted fees.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (j)	Design templates: Offer design templates to save money.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (k)	Website: Create user-friendly page on the City's website to convey available incentives and resources.	Dec-25	This program is underway. City staff has worked with the Solano County Planning Collaborative to create an initial informational website to be launched in the first quarter of 2024.

HE-4 ADUs/JADUs (l)	Flyers: Create flyers and brochures (digital/print) to distribute through social media, direct mailings, water bills, and webpage.	Dec-25	No update in 2023.
HE-4 ADUs/JADUs (m)	Point Person: Establish an ADU/JADU point person at the City to serve as a central point of information/resources.	Dec-25	No update in 2023.
HE-5 Affordable Housing Construction (a)	Community Land Trust: Meet with partners to offer a Community Land Trust model program.	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023.
HE-5 Affordable Housing Construction (b)	Local Funding: Enact new measures to raise local funding for affordable housing construction.	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023.
HE-5 Affordable Housing Construction (c)	Suitable Sites: Work with developers to identify suitable sites and funding sources for affordable housing.	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023.
HE-5 Affordable Housing Construction (d)	Incentives: Incentivize the development of affordable housing units through streamlining (Program HE-11), alternative parking requirements (HE-19), or greater flexibility of outdoor recreation space standards (Program HE-17).	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023.
HE-5 Affordable Housing Construction (e)	Partnerships: Partner with developers on applications for funding housing construction and pursue becoming a HOME entitlement community.	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023.
HE-5 Affordable Housing Construction (f)	Funding Mobilization: Work with nonprofits to mobilize and report funding, negotiate and monitor affordability agreements, participate in project design, and assist with approvals.	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023.
HE-6 Supportive Housing (a)	Incorporation of Supportive Services in Multi-Family Units: Work with developers to discuss supportive services.	June 2024, then annually thereafter	No update in 2023.
HE-6 Supportive Housing (b)	Referral Services for Childcare and Job Training: Facilitate or provide referral resources for provision of childcare and job training.	June 2024, then annually thereafter	No update in 2023.
HE-6 Supportive Housing (c)	Supportive Housing Text Amendments: Review and amend VLUDC to allow supportive housing in compliance with AB 2162.	Dec-24	No update in 2023.
HE-7 Emergency Shelters (a)	Emergency Shelter Operations: Activate and operate emergency shelters during extreme weather and catastrophic events.	Ongoing	The City began operating an emergency center during extreme weather beginning in November 2023.

HE-7 Emergency Shelters (b)	Low-Barrier Navigation Center Construction: Work with service providers, nonprofit organizations, and developers to support LBNC construction.	January 2024, then annually thereafter	No update in 2023.
HE-7 Emergency Shelters (c)	Regional Coordination and Collaboration: Coordinate with Solano County jurisdictions to increase availability of shelters and collaborate on targeted assistance and outreach.	January 2024, then annually thereafter	No update in 2023.
HE-8 Adequate Sites (a)	Sites Inventory: Update the site inventory list on an annual basis and post on City's website.	Annually	No update in 2023.
HE-8 Adequate Sites (b)	Evaluation and Monitoring: Evaluate development proposals for consistency with Sites Inventory calculations, and identify and make available additional sites to accommodate RHNA within 180 days of approval.	Ongoing, as needed	No update in 2023.
HE-8 Adequate Sites (c)	Identification of Additional Sites: Update pipeline project lists on quarterly basis and identify additional sites or other actions as appropriate to meet the RHNA if buildout of pipeline projects does not occur within five years.	Quarterly monitor, if additional capacity is needed identify within 6 months	No update in 2023.
HE-9 Sites Included in Previous Cycles	Any non-vacant sites identified in the 5th cycle or vacant sites identified in two or more consecutive planning periods (capacity of 301 new housing units - 290 for lower-income, 11 for moderate-income) shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.	Ongoing	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High Density Limited Zoning District; and Amending Title 14 of the Vacaville Municiple Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-10 Infill Development (a)	Working Group: Convene a working group of developers to discuss and resolve impediments to construction.	January 2025, then annually thereafter	No update in 2023.
HE-10 Infill Development (b)	Infrastructure Analysis: Conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas to identify and prioritize improvements to support development.	Ongoing	No update in 2023.
HE-10 Infill Development (c)	Infill Incentives: Adopt flexible standards or incentives that promote infill development.	As needed	No update in 2023.

HE-10 Infill Development (d)	DTSP Implementation: Implement the DTSP and promote use of DTSP's residential prototypes.	Ongoing	No update in 2023.
HE-11 Streamlining Housing (a)	Streamlining for Affordable Housing: Review proposed development and streamline the process for affordable housing.	Ongoing	No update in 2023.
HE-11 Streamlining Housing (b)	Priority for Special Needs and Residential Care Facilities: Allow for reduced processing time and streamlined procedures for special needs housing and residential care facilities land use applications.	Ongoing	No update in 2023.
HE-11 Streamlining Housing (c)	SB 330/SB 35: Review projects in accordance with State laws and use the SB 330 preliminary application form prepared by HCD. Establish a written policy or procedure, as well as other guidance, to streamline approval process and standards for SB 35 projects.	Jan-24	No update in 2023.
HE-11 Streamlining Housing (d)	Process Streamlining: Expedite the planning approval process, reduce housing project costs, and reduce development risk, with a goal to expedite at least one housing project a year.	Conduct initial assessment by January 2024; ensure progress by June 2024	No update in 2023.
HE-12 Centralized Housing Services Coordinator (a)	Job Classification and Evaluation: Create a classification and evaluate financial requirements to establish new position for a centralized housing services coordinator.	September 2023 (job classification); March 2024 (financial requirements)	A draft job classification to establish a Centralized Housing Services Coordinator has been prepared.
HE-12 Centralized Housing Services Coordinator (b)	Establish and Fill Position: If financially viable, establish and fill the position or ensure that existing staff serve in a coordinator role.	Jan-25	No update in 2023.
HE-13 Community Support	Hold working sessions with City Council annually. Provide information to the public approximately semi-annually and conduct outreach activities each year.	Annually/Semi-Annually	No update in 2023.
HE-14 Development Fees (a)	Fee Deferral Program: Develop fee deferral program.	December 2025, then ongoing thereafter	No update in 2023.
HE-14 Development Fees (b)	Service Fee Study: Study service fees associated with cost of processing planning, building, engineering, and fire permits and establish recovery rates for these services. Pending the outcome, reduce these fees to facilitate residential projects with density bonuses.	December 2025, then ongoing thereafter	No update in 2023.

HE-14 Development Fees (c)	Website and OpenCounter: Ensure all development-related fee requirements are posted on the City's website and OpenCounter platform.	December 2025, then ongoing thereafter	No update in 2023.
HE-15 Planning Regulation Amendments (a)	Employee Housing: Amend the LUDC to allow employee housing in accordance with Health and Safety Code Sections 17021.5 17021.6, and 17021.8.	Dec-24	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High Density Limited Zoning District; and Amending Title 14 of the Vacaville Municiple Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-15 Planning Regulation Amendments (b)	Single Room Occupancy: Amend the LUDC to allow SROs and/or congregate residences in at least one zoning district.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (c)	Mobile Homes: Amend the LUDC to define mobile homes as residential uses and allow them in all zones where single-family homes are allowed with the same approval process as single-family homes.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (d)	Low-Barrier Navigation Centers: Amend the LUDC to allow LBNCs by right in zones where mixed uses are allowed or in non-residential zones that permit multifamily housing.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (e)	Emergency Shelters: Amend the LUDC to allow emergency shelters without discretionary action and ensure all development standards are appropriate and in compliance.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (f)	Residential Care Facilities: Amend the LUDC to allow residential care facilities for 7+ persons in all residential zones, only subject to restrictions that apply to other residential uses..	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (g)	Density Bonus: Amend LUDC to be consistent with State density bonus law.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (h)	Planned Growth Ordinance: Adopt new resolution to extend the suspension of the Planned Growth Ordinance until January 1, 2034.	Dec-24	No update in 2023.

HE-15 Planning Regulation Amendments (i)	Reasonable Accommodations: Amend LUDC to remove the two findings that were found to be a constraint to reasonable accommodations.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (j)	Family: Amend LUDC to define family in accordance with Federal and State fair housing standards.	Dec-24	No update in 2023.
HE-15 Planning Regulation Amendments (k)	Objective Findings: Amend LUDC to remove or rewrite findings for MUPs, CUPS, and AAs that are subjective.	Dec-24	No update in 2023.
HE-16 Inclusionary Housing Ordinance	Study the feasibility of adopting an inclusionary housing ordinance.	Dec-23	No update in 2023.
HE-17 Citywide Densities and Zoning (a)	Max. Densities in Higher Density Zones: Increase maximum densities in higher density residential zones.	Dec-26	No update in 2023.
HE-17 Citywide Densities and Zoning (b)	Min./Max. Density in Lower Density Zones: Increase minimum and maximum densities in lower density zones.	Dec-26	No update in 2023.
HE-17 Citywide Densities and Zoning (c)	Development Standards: Amend development standards to facilitate maximum densities.	Dec-26	No update in 2023.
HE-17 Citywide Densities and Zoning (d)	Infill Development: Allow increased density and streamlined development review process for infill development.	Dec-26	No update in 2023.
HE-17 Citywide Densities and Zoning (e)	ADUs/JADUs: Lessen setback and parking requirements for ADUs/JADUs.	Dec-26	No update in 2023.
HE-17 Citywide Densities and Zoning (f)	Outdoor Recreation Space: Lessen outdoor recreation requirements or allow flexibility.	Dec-26	No update in 2023.
HE-17 Citywide Densities and Zoning (g)	General Plan Policies: Address General Plan Policies LU-P11.4 (lower buffer requirements), LU-P12.3 (housing mix), LU-P3.1 (buildout projections), LU-PT7.10 (Leisure Town Road).	December 2024; monitor iii. and iv. in January 2026 and January 2029; conduct assessment of item iii mid-cycle	No update in 2023.
HE-18 Site Inventory Rezone Program (a)	Density Increase: Increase maximum density from 24 to 30 du/ac for RH Density Zoning District.	Jul-23	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High Density Limited Zoning District; and Amending Title 14 of the Vacaville Municipality Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.



HE-18 Site Inventory Rezone Program (b)	General Plan Amendments/Rezoning: Change the zoning and general plan designations for 15 vacant sites and 1 nonvacant sites in the Sites Inventory to RH density.	Jul-23	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High Density Limited Zoning District; and Amending Title 14 of the Vacaville Municipal Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-19 Alternative Parking Standards (a)	Parking Requirements Text Amendment: Amend the parking requirements for studios to 0.5 spaces per unit.	Dec-25	No update in 2023.
HE-19 Alternative Parking Standards (b)	Allowance of Creative Solutions: Allow developers the opportunity to provide creative solutions that could result in reductions in parking requirements including supplemental transit passes, increased bicycle parking, a shared vehicles program, or other parking alternatives.	December 2025, then ongoing thereafter	No update in 2023.
HE-20 Nut Tree Airport	Study whether the permitted uses and boundaries of the Nut Tree Airport compatibility zones can be re-evaluated to accommodate housing and meet with the Airport Land use Commission.	Jan-28	No update in 2023. Staff intends to consult and work with Solano County/Airport Land Use Commission staff to explore this topic within the Housing Element timeframe.
HE-21 Energy Conservation (a)	Code Implementation: Implement the California energy conservation standards, including the California Green Building Standards Building Code.	Ongoing, as needed	No update in 2023.
HE-21 Energy Conservation (b)	Active Transportation Infrastructure: Assist in the development of active transportation infrastructure to reduce automobile traffic and the resulting emissions.	Ongoing, as needed	No update in 2023.
HE-21 Energy Conservation (c)	Energy Conservation: Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, siting, and other factors affecting energy use.	Ongoing, as needed	No update in 2023.
HE-21 Energy Conservation (d)	Energy Efficiency: Evaluate energy efficiency and apply appropriate mitigation measures through the environmental review process.	Ongoing, as needed	No update in 2023.

HE-21 Energy Conservation (e)	Energy and Conservation Action Strategy: Implement the Energy and Conservation Action Strategy (ECAS) which includes policies that address energy conservation.	Ongoing, as needed	No update in 2023.
HE-22 Water and Sewer Prioritization for Affordable Housing	Grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Pursue funding (at least \$25,000 per unit) to operate below-market-rate loan programs for the acquisition and/or rehabilitation of housing occupied by low-income owners and renters. Assist 300 households (15 extremely low, 60 very low, and 225 low income). Advertise the availability of the program in low resource areas using materials in multiple languages.	Ongoing, as needed	No update in 2023.
HE-23 Below Market-Rate Loan Programs	Pursue funding (at least \$25,000 per unit) to operate below-market-rate loan programs for the acquisition and/or rehabilitation of housing occupied by low-income owners and renters. Assist 300 households (15 extremely low, 60 very low, and 225 low income). Advertise the availability of the program in low resource areas using materials in multiple languages.	Start to pursue funding by June 2024; provide/advertise assistance ongoing, as needed	No update in 2023.
HE-24 First Time Homebuyer (a)	Advertise Opportunities: Provide First Time Homebuyer opportunities through various funding mechanisms, including down payment loans and homebuyers' education activities. Advertise the availability of the program in low resource areas using materials in multiple languages.	Ongoing, as funding is secured	During 2023, the City pursued receiving a Standard Agreement from HCD for the awarded 19-HOME-14976 for First Time Homebuyer Down Payment Assistance. To date HCD has responded that the program is suspended. The City applied for and received an award of Permanent Local Housing Allocation to be used for predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AML. The City's grant contractor pursues funding mechanisms for First Time Homebuyer opportunities on an ongoing basis. The City HUD Certified Housing Counseling Center conducted two (2) in-person Homebuyer Education Learning Program (HELP) workshops with 30 participants and individual counseling was provided to thirty-four (34) households.
HE-24 First Time Homebuyer (b)	Program Implementation: Provide a down payment assistance program based on the availability of funding. Commit approximately \$1.75 million to assist up to 35 first-time homebuyers during the reporting period.	Ongoing, as funding is secured	During 2023, the City pursued receiving a Standard Agreement from HCD for the awarded 19-HOME-14976 for First Time Homebuyer Down Payment Assistance. To date HCD has responded that the program is suspended. The City's grant contractor pursues funding mechanisms for First Time Homebuyer opportunities on an ongoing basis.
HE-24 First Time Homebuyer (c)	Education: Provide homeowner education through the HUD-certified Housing Counseling Center.	Ongoing, as funding is secured	The City HUD Certified Housing Counseling Center conducted two (2) in-person Homebuyer Education Learning Program (HELP) workshops with 30 participants and individual counseling was provided to thirty-four (34) households.

HE-25 Housing Rehabilitation (a)	Rehabilitation: As funding becomes available, rehabilitate homes in neighborhoods where housing conditions are poor to fair (Rocky Hill Road/Markham Avenue, Beard Street) and neighborhoods where housing conditions are fair to good (West of City Hall, "ABC" streets, Hemlock and Fir Streets, east and west Fairmont Neighborhoods, northwest Vacaville). Goal to assist 80 units with rehabilitation in the planning period.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City secured \$1,025,680 Permanent Local Housing Allocation funds. 70% of funds are to be used for affordable rental housing (\$717,976) and 30% of funds are to be used for affordable ownership housing (\$307,704). As of December 2023, PLHA funding has not been budgeted by the City Council.
HE-25 Housing Rehabilitation (b)	Program Advertisement: Advertise rehabilitation assistance programs.	Conduct initial assessment by December 2023; initiate actions by January 2027	The result of the initial assessment conducted in December 2023 found that no rehabilitation assistance programs for lower-income households have been adopted or budgeted by the City Council.
HE-25 Housing Rehabilitation (c)	Fair Housing Workshops: Host annual fair housing workshops with landlords, tenants, and developers.	Conduct initial assessment by December 2023; initiate actions by January 2028	The result of the initial assessment conducted in December 2023 found that a Fair Housing workshop was held on April 18, 2023 in partnership with Legal Services of Northern CA and HUD's Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The workshop discussion included lease terms, landlord/tenant laws, rent delinquency, protected classes, and reasonable accommodations.
HE-25 Housing Rehabilitation (d)	Vacant Buildings: Update the municipal code to require registration for buildings that are vacant 30+ days; update standards for maintenance of vacant buildings; periodic inspection of vacant buildings to ensure that violations are corrected.	Conduct initial assessment by December 2023; initiate actions by January 2029	The result of the initial assessment conducted in December 2023 found that the municipal code update has not been updated as of the date of this assessment. However, the City Code Enforcement Division processed 12 vacant property cases in 2023.
HE-25 Housing Rehabilitation (e)	Foreclosed Properties: Seek financial opportunities to fund additional staff to conduct strict enforcement of bank-owned properties and other foreclosed homes including monitoring of foreclosed properties.	Conduct initial assessment by December 2023; initiate actions by January 2030	The result of the initial assessment conducted in December 2023 found that the City has not identified any financial opportunities to fund additional staff to conduct strict enforcement of bank-owned properties and other foreclosed homes as funding allows.
HE-25 Housing Rehabilitation (f)	Code Enforcement Program: Monitor and apply for grants to fund additional staff to implement a proactive code enforcement program for owners of affordable units.	Conduct initial assessment by December 2023; initiate actions by January 2031	The result of the initial assessment conducted in December 2023 found that the City has not identified any financial opportunities to fund additional staff to implement a proactive code enforcement program for owners of affordable units. However, the City continued to work with one owner of a deed-restricted affordable apartment complex to address the quality of the complex including general health and safety items including addressing deteriorated landscaping and infestation as well as health and safety items for individual apartments such as: ensuring windows and doors lock, smoke detectors are operable, addressing trip hazards and plumbing issues/leaks.

HE-25 Housing Rehabilitation (g)	Deed-Restricted Units: Work with owners of deed-restricted affordable apartment complexes to identify funding of approximately \$25,000 per unit to improve conditions. Rental Rehabilitation Program: Identify funding to provide approximately \$25,000 per unit and design a rental rehabilitation program to provide low interest rate loans to existing rental property owners. Enforce the Condominium Conversion Ordinance by accepting applications for conversions only when the citywide apartment vacancy rate is above 3 percent.	Conduct initial assessment by December 2023; initiate actions by January 2032	The result of the initial assessment conducted in December 2023 found that the City secured \$1,025,680 Permanent Local Housing Allocation funds. 70% of funds are to be used for affordable rental housing (\$717,976) and 30% of funds are to be used for affordable ownership housing (\$307,704). As of December 2023, PLHA funding has not been budgeted by the City Council.
HE-25 Housing Rehabilitation (h)		Conduct initial assessment by December 2023; initiate actions by January 2033	The result of the initial assessment conducted in December 2023 found that the City secured \$1,025,680 Permanent Local Housing Allocation funds. 70% of funds are to be used for affordable rental housing (\$717,976) and 30% of funds are to be used for affordable ownership housing (\$307,704). As of December 2023, PLHA funding has not been budgeted by the City Council.
HE-26 Condominium Conversion Ordinance		Ongoing	The citywide apartment vacancy rate was not above 3 percent and no applications for conversions were accepted.
HE-27 At-Risk Units (a)	Directory Maintenance: Maintain a directory of all below-market-rate units and when their regulatory restrictions expire.	Ongoing	The City maintains a directory of all below-market-rate units and when their regulatory restrictions expire.
HE-27 At-Risk Units (b)	Preservation: Assist in maintaining affordability of units by working with appropriate organizations to identify units that may convert to market-rate units, analyzing the cost of keeping the units affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of units is removed. Goal of preserving 10 at-risk units scheduled to expire in 2029 (The Sycamores Apartments).	Conduct initial assessment by December 2023; initiate actions by January 2026	There were no units that may convert to market-rate units in 2023.
HE-28 Fair Housing (a)	Strategy Implementation: Implement the future strategies identified in the City's Analysis of Impediments to Fair Housing by the Housing and Community Services Department (2020).	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City is implementing the strategies identified in the 2020-2025 Analysis of Impediments to Fair Housing.
HE-28 Fair Housing (b)	Landlord Training and Test Applications: Work with at least 4 fair housing providers/advocates to provide annual training to landlords and conduct test applications at a selection of at least 5 properties each year.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City annually facilitates a Fair Housing workshop in partnership with Legal Services of Northern CA and HUD's Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The City has initiated contact with Fair Housing Advocates of Northern California to begin discussions for options on partnering on fair housing services currently offered by Fair Housing Advocates of Northern California in Vacaville.

HE-28 Fair Housing (c)	Business License Requirement: Investigate implementation of a requirement that landlords complete training on the Housing Choice Voucher Program, other rent subsidy programs, fair housing, and reasonable accommodations in order to obtain or renew a business license.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently requires Landlords with two (2) or more units for rent to obtain a business license. The City will further investigate the feasibility of implementing a training requirement for these licensees.
HE-28 Fair Housing (d)	Awareness: Ensure residents and housing providers are aware of fair housing laws, rights, requirements, and resources through brochures (2) and content to post on the City's website, and distribute at government buildings, community meetings, and sponsored or attended events.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City of Vacaville Housing and Community Services Department (HCSD) provides three (3) brochures in its self-help resource center related to fair housing laws, rights, requirements, and resources. Housing Choice Voucher participants are provided this information in program briefing packets and Housing Counseling Center participants are provided this information during registration. A link to the HUD Fair Housing and Equal Opportunity website as well as fair housing information is also posted on the City's website. The HCSD also provides this information at community meetings attended when possible.
HE-28 Fair Housing (e)	Legal Counseling: Work with at least 2 legal service and fair housing providers to ensure all residents have access to legal counseling and representation.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently makes referrals to Legal Services of Northern California and the Solano County Superior Court Unlawful Detainer advisory hotline for those seeking legal counseling and representation for fair housing related concerns.
HE-28 Fair Housing (f)	Translation and Interpretation Services: Ensure translation or interpretation services for the public are available when requested.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently provides for translation and interpretation services face-to-face, video remote, and by telephone upon request for the public.
HE-28 Fair Housing (g)	Multilingual Outreach Strategies: Identify and implement targeted multilingual outreach strategies to encourage underrepresented groups to participate in homeownership programs. Partner with community-based organizations when not able to provide these services.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently has a Language Assistance Plan and that the plan is updated regularly to ensure that targeted multilingual outreach strategies are developed and followed to encourage underrepresented groups to participate in homeownership programs.
HE-28 Fair Housing (h)	Reasonable Accommodations Request: Provide education to landlords and property managers on requirements to address reasonable accommodation requests when a complaint is received.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City does not currently track reasonable accommodation complaints; however, annually facilitates a Fair Housing workshop in partnership with Legal Services of Northern CA and HUD's Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The workshop discussion included lease terms, landlord/tenant laws, rent delinquency, protected classes, and reasonable accommodations.
HE-28 Fair Housing (i)	Comprehensive Transit Service Analysis: Perform a comprehensive transit service analysis in accordance with the City Coach Public Participation Plan on a 3-4 year cycle.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City completed a comprehensive transit service analysis in accordance with the City Coach Public Participation Plan in September of 2022. The next analysis is scheduled to be completed in 2025.

HE-28 Fair Housing (j)	Fair Housing Month: Celebrate Fair Housing Month each April.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that in April 2023, the City celebrated Fair Housing month by promoting youth and adult education and outreach by conducting a community-wide essay contest and having City Council proclaim April Fair Housing Month.
HE-28 Fair Housing (k)	Analysis of Impediments to Fair Housing Choice: Continue to implement an Analysis of Impediments to Fair Housing Choice.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City completed the 2020-2025 Analysis of Impediments to Fair Housing in 2020. The next analysis is scheduled to be completed in 2025.
HE-28 Fair Housing (l)	Contract with Fair Housing Agency/Legal Services Provider: Evaluate options for contracting with an independent fair housing agency or legal services provider and implement a selected course of action, as appropriate.	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City does not currently contract with an independent Fair Housing Agency/Legal Services Provider to receive fair housing complaints. The City has initiated contact with Fair Housing Advocates of Northern California to begin discussions for options on partnering on fair housing services currently offered by Fair Housing Advocates of Northern California in Vacaville.
HE-29 Support for Agencies Serving the Homeless (a)	Homeless Roundtable: The Vacaville Police Department will collaborate with Homeless Roundtable members through the Police Department Community Response Unit.	Ongoing; conduct mid-cycle evaluation by January 2027	No update in 2023.
HE-29 Support for Agencies Serving the Homeless (b)	Regional Homeless Subcommittee: Participate in the regional homeless subcommittee.	Ongoing; conduct mid-cycle evaluation by January 2027	The Regional Homeless Subcommittee has disbanded with all members now continuing participation through Community Action Partnership Solano, JPA (CAP Solano, JPA).
HE-29 Support for Agencies Serving the Homeless (c)	Technical Assistance: Assist the Vacaville Solano Services Corporation, Vacaville Community Welfare association, CAP Solano, etc. who provide homeless services through technical and/or support assistance. Reach out to at least 5 nonprofit agencies and other entities serving the homeless every year to confirm if technical and/or support services are needed.	Ongoing; conduct mid-cycle evaluation by January 2027	During the reporting period, through grant funding and in-kind services, the City has provided support services to CAP Solano, JPA and four (4) non-profit agencies including Vacaville Solano Services Corporation. In addition, the City reached out to and provided technical assistance to 10 non-profit agencies involved with providing services to the homeless.
HE-29 Support for Agencies Serving the Homeless (d)	CAP Solano JPA Participation: Participate on the CAP Solano JPA to oversee safety net services and grants to address poverty and homelessness.	Ongoing; conduct mid-cycle evaluation by January 2027	The City continued to participate in the role of Board Member and Fiscal Agent/Program Administrator with CAP Solano, JPA.
HE-29 Support for Agencies Serving the Homeless (e)	PIC Monitoring: Monitor the demographic composition of the homeless population surveyed during Point-in-Time (PIT) surveys to identify needs for targeted resources or outreach.	Ongoing; conduct mid-cycle evaluation by January 2027	No PIT Count was conducted in 2023.
HE-30 Emergency Housing (a)	Funding: Provide approximately \$100,000 per year for other emergency housing related programs and activities through the Vacaville Family Resource Center.	Ongoing	No update in 2023.



HE-30 Emergency Housing (b)	Screening: Screen for eligibility for utilities assistance on behalf of PG&E.	Ongoing	No update in 2023.
HE-31. Homelessness Continuum of Care	Participate on the Community Action Partnership of Solano, Joint Powers Authority (CAP Solano JPA)	Ongoing	The City continued to participate in the role of Board Member and Fiscal Agent/Program Administrator with CAP Solano, JPA and oversee the Homelessness Continuum of Care.
HE-32. Low Barrier Housing	Reach out to and collaborate with local faith-based organizations and partners to develop appropriate housing with support services to implement a Low Barrier Housing or similar program.	Initial outreach by December 2023; program development by January 2025	Pony Express Senior Apartments provides 59 units of rent restricted housing to seniors at or below 40% area median. 29 units are available to extremely low-income seniors (below 30% ami) and 30 to 40% ami seniors. 15 units are set-aside for homeless seniors with supportive services. Construction commenced in July 2021 and the apartments opened for leasing in December 2023. The City supported this project through deferred predevelopment and land acquisition loan and 59 housing choice vouchers. In addition, during the reporting period, the City collaborated with 1 local non-profit organization and 3 other partners to discuss provision of housing with support serves to implement a Low Barrier Housing or similar program. As a member agency of CAP Solano, JPA, the City supported the allocation of approximately \$360,000 to Shelter, Inc. to provide shelter based mental health case management services. CAP Solano, JPA also allocated approximately \$1.083M to the City of Vallejo towards the development of a regional low barrier navigation center.
HE-33 Housing Choice Voucher Program (a)	Housing Choice Voucher Program Implementation: Operate the HUD Housing Choice Voucher Program and other rent subsidy program.	Ongoing	The Vacaville Housing Authority continued to implement the HUD Housing Choice Voucher Program.
HE-33 Housing Choice Voucher Program (b)	Housing Choice Voucher Program Expansion: Apply for additional Housing Choice Vouchers as additional funding becomes available.	Ongoing	In 2023, the Vacaville Housing Authority applied for additional Family Unification Program Vouchers to assist families for whom the lack of adequate housing is a primary factor in: 1) The imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care, and 2) Youth at least 18 years old and not more than 24 years old who left foster care at age 16 or older and who lack adequate housing. The Vacaville Housing Authority will continue to apply for additional Housing Choice Vouchers as opportunities become available.
HE-33 Housing Choice Voucher Program (c)	Homeownership Program Implementation: Implement the Section 8 Homeownership Program and maintain the 1,392 vouchers currently allocated to the Housing Authority.	Ongoing	The Vacaville Housing Authority continued to implement the Section 8 Homeownership Program and maintained the 1,392 vouchers currently allocated to the Housing Authority.
HE-33 Housing Choice Voucher Program (d)	Referral Services: Provide referral services and information to residents on programs.	Ongoing	The Vacaville Housing Authority continued to provide referral services and information to residents on programs ensuring that all information was offered digitally and physically and in languages as appropriate per the Housing Authority Language Assistance Plan.
HE-33 Housing Choice Voucher Program (e)	Coordination: Coordinate with community-based organizations to reach qualified households.	Ongoing	The Vacaville Housing Authority continued to coordinate with community-based organizations that serve Vacaville's special needs populations to reach households that would qualify for housing choice voucher programs.

HE-33 Housing Choice Voucher Program (f)	Incentive Program: Increase voucher acceptance in high and moderate resource areas. Consider the feasibility of a landlord incentive program for landlords that accept voucher holding tenants.	Ongoing	In 2023, the Vacaville Housing Authority was approved to and developed a Landlord Incentive Program to increase voucher acceptance in high- and moderate- resource areas to increase opportunities for housing mobility. The program will launch in Spring 2024.
HE-33 Housing Choice Voucher Program (g)	Landlord Training and Test Applications: Work with fair housing providers/advocates to provide annual training to landlords and conduct test applications at a selection of at least 5 properties each year.	Ongoing	A Fair Housing workshop was held on April 18, 2023 in partnership with Legal Services of Northern CA and HUD's Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The workshop discussion included lease terms, landlord/tenant laws, rent delinquency, protected classes, and reasonable accommodations. In addition, during the reporting period, the City has initiated contact with Fair Housing Advocates of Northern California to begin discussions for options on partnering on fair housing services currently offered by Fair Housing Advocates of Northern California including conducting test applications at properties in Vacaville.
HE-33 Housing Choice Voucher Program (h)	Business License Requirement: Investigate implementation of a requirement that landlords complete training on the Housing Choice Voucher Program, other rent subsidy programs, fair housing, and reasonable accommodations in order to obtain or renew a business license.	Ongoing	No update in 2023.
HE-34 Demolitions, Replacement Housing, and Displacement (a)	Program Development: Develop a program to connect lower-income households with housing opportunities.	Dec-27	No update in 2023.
HE-34 Demolitions, Replacement Housing, and Displacement (b)	Relocation Plans: Create relocation plans for households facing displacement.	Ongoing, as needed	No households faced displacement as a result of local government action in 2023.
HE-35. Housing Counseling Assistance	Provide housing counseling assistance to residents to help preserve homeownership and seek funding as needed.	Ongoing	The City HUD certified Housing Counseling Center provided individual non-delinquency post-purchase counseling to two (2) households to assist clients with options on continued affordability or refinancing of existing mortgage debt and/or review of any applicable loan documents as well as provided housing counseling in financial management for these households.
HE-36 Educational Opportunities (a)	Application Support: Support applications by Vacaville Unified School District or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives.	Ongoing	No update in 2023.
HE-36 Educational Opportunities (b)	After-school Partnerships: Work with nonprofits and social service agencies that provide after-school programs/childcare in low-income neighborhoods	Annually	The City continued to work with nonprofits and social service agencies that provide after-school programs/childcare in low-income neighborhoods including Leaven Kids, the Boys & Girls Club, and Childstart/Headstart by with facility and/or grant funding.



HE-37 Housing Needs Data (a)	Rent and Vacancy Survey: Conduct a rent and vacancy survey of local apartments to understand the rental market.	Annually, as feasible	No update in 2023.
HE-37 Housing Needs Data (b)	Annual Report: Provide an annual report to the Planning Commission and City Council on the annual review of the Housing Element, to be forwarded to HCD by April 1.	Annually, by April 1	No update in 2023.
HE-38 Nongovernmental Constraints (a)	Fee Deferral Program: Develop fee deferral program.	Oct-23	No update in 2023.
HE-38 Nongovernmental Constraints (b)	Review and Assess: Conduct an initial review of non-governmental constraints and then assess every two years.	December 2024, then every two years thereafter (2026, 2028, 2030)	No update in 2023.
HE-38 Nongovernmental Constraints (c)	Actions: If constraints are found, then meet with stakeholders, identify actions that would help remove these constraints, and immediately facilitate actions to help remove constraints.	Ongoing, as needed	No update in 2023.
HE-39 CEQA (a)	Study Feasibility: Study the feasibility of a CEQA analysis to clear desired infill sites.	Dec-26	No update in 2023.
HE-39 CEQA (b)	Initiate CEQA Review: If study finds that it is feasible, initiate CEQA analysis by creating an inventory of available sites and conduct a CEQA review of preliminary designs to pre-clear sites for affordable housing development.	Dec-26	No update in 2023.
HE-40 Place-Based Community Conservation and Revitalization Strategies (a)	2022 Capital Improvement Plan: Implement the place-based strategies contained in the 2022 Capital Improvement Plan including but not limited to Project 7, 20, and 12.	Ongoing	No update in 2023.
HE-40 Place-Based Community Conservation and Revitalization Strategies (b)	General Plan Updates: Adopt an updated Safety Element and new amendments to multiple General Plan elements associated with Environmental Justice goals, policies, and actions; and annually prioritize actions to address public health and safety needs.	Jul-23	No update in 2023.



Jurisdiction	Vacaville	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

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

Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Vacaville
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table F

### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only			Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income*	Very Low-Income*	Low-Income*	Extremely Low-Income*	Very Low-Income*	Low-Income*	
Rehabilitation Activity							
Preservation of Units At-Risk							
Acquisition of Units							
Mobilehome Park Preservation							
Total Units by Income							











<b>Jurisdiction</b>	Vacaville	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

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

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>			<b>2</b>	<b>3</b>	<b>4</b>	
<b>APN</b>	<b>Street Address</b>	<b>Project Name*</b>	<b>Local Jurisdiction Tracking ID*</b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Vacaville	<b>NOTE: This table surplus/excess is</b>
<b>Reporting Period</b>	2023 (Jan. 1 - Dec. 31)	

**ANNUAL ELEMENT PROGRESS  
Housing Element Implemer**

For Solano County jurisdictions, please format the APN

<b>Table H</b>			
<b>Locally Owned Surplus Site</b>			
<b>Parcel Identifier</b>			
1	2	3	4
APN	Street Address/Intersection	Existing Use	Number of Units
<b>Summary Row: Start Data Entry Below</b>			
Portion of 0130-111-020	91 Town Square Pl	Vacant	
0106-280-020	7050 Leisure Town Rd	Vacant	
0133-100-170	170 Quinn Rd	Vacant	
0129-240-310, 0129-240-320, 0129-240-560	Nut Tree Rd	Vacant	
0129-310-230, 0129-310-240, 0129-310-250, 0129-310-260, 0129-310-360, 0129-310-370, 029-310-400	Scoggins Ct/E Monte Vista Ave	Vacant	
0133-140-290	Orange Drive	Vacant	
0133-150-220	Orange Drive	Vacant	
0130-122-090	133 Bush St	Vacant	
0136-080-040	5763 Vanden Rd	Vacant	
0129-320-170	Brown St	Vacant	
0129-320-180	Brown St	Vacant	
0129-320-260	Brown St	Vacant	









must contain an inventory of ALL lands the reporting jurisdiction owns

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

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l's as follows:9999-999-999

es

Designation	Size	Notes
5	6	7
Surplus Designation	Parcel Size (in acres)	Notes
Surplus Land	0.57	
Surplus Land	52.4	
Surplus Land	0.98	
Surplus Land	13.55	
Exempt Surplus Land	1.05	
Exempt Surplus Land	0.84	
Exempt Surplus Land	0.64	
Surplus Land	0.16	
Exempt Surplus Land	8.4	
Surplus Land	0.26	
Surplus Land	0.26	
Surplus Land	0.14	











Jurisdiction	Vacaville	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	8th Cycle	01/01/2023 - 01/01/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

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

Table J	
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915	

Project Identifier				Project Type	Date
1				2	3
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date
Summary Row: Start Data Entry Below					

Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
4							5	6
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 Additional Beds Created Due to Density Bonus	Notes

Jurisdiction	Vacaville	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT**

**Table K  
Tenent Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.





**2023 Annual Building Activity Report Summary - New Construction**

**Note: This table represents a condensed version of the Housing Element Annual Progress Report Table A2**

Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
131123170	FAIRMONT	411 SPINDRIFT WAY	2304-0180	ACCESSORY DWELLING UNIT ATTACHED	7/19/2023	4/12/2023	ISSUED	450sf ATTACHED GARAGE CONVERSION TO ADU
129310020	N/A	127 BROWN ST B	2307-0056	ACCESSORY DWELLING UNIT ATTACHED	10/3/2023	7/7/2023	ISSUED	GARAGE CONVERSION INTO 625sqft ADU -1 BED 1 BATH
136393080	HERITAGE PLACE	557 SOMERVILLE CIR A	2308-0198	ACCESSORY DWELLING UNIT ATTACHED	12/20/2023	8/14/2023	ISSUED	638sqft ATTACHED ADU - 1 BED, 1 BATH
127332010	HIDDEN OAKS	1236 LAS ENCINAS CT	2309-0082	ACCESSORY DWELLING UNIT ATTACHED	12/14/2023	9/7/2023	ISSUED	2-STORY ATTACHED 1065sf ADU & 2ND STORY DECK REBUILD
131092100	FAIRMONT	264 SPINDRIFT WAY	2309-0201	ACCESSORY DWELLING UNIT ATTACHED	12/13/2023	9/19/2023	ISSUED	336sf JUNIOR ADU PER PLAN - STUDIO BEDROOM, 1 BATH
126204100	MONTGOMERY ESTATES	380 LOVERS LN B	2309-0215	ACCESSORY DWELLING UNIT ATTACHED	11/27/2023	9/21/2023	ISSUED	CONVERT EXISTING 630sf UPSTAIRS STUDIO ADDITION INTO ADU
130040290	N/A	1119 CALLEN ST B	2211-0306	ACCESSORY DWELLING UNIT DETACHED	1/20/2023	11/23/2022	ISSUED	500sf ADU PER PLAN - 1 BEDROOM, 1 BATH
133011040	N/A	6964 BROWNS VALLEY RD B	2212-0263	ACCESSORY DWELLING UNIT DETACHED	4/28/2023	12/27/2022	ISSUED	1070sf DETACHED ADU PER PLAN - 1 BEDROOM, 1 FULL BATH
135414210	OAK VIEW	313 TEMPLE DR B	2212-0271	ACCESSORY DWELLING UNIT DETACHED	2/28/2023	12/27/2022	FINALED	400 SF DETACHED ADU PER PLAN, 1 BEDRM & 1 BATH
124131040	NORTH PARK	156 HAWTHORN CT B	2212-0284	ACCESSORY DWELLING UNIT DETACHED	7/6/2023	12/28/2022	ISSUED	727sf DETACHED ADU - 1 BED & 1 BATH
136482070	FOXWOOD	1084 CINNABAR WAY B	2303-0108	ACCESSORY DWELLING UNIT DETACHED	5/10/2023	3/8/2023	ISSUED	315sqft DETACHED ADU - 1 BEDROOM, 1 BATH, 1.7kW solar

**2023 Annual Building Activity Report Summary - New Construction**

**Note: This table represents a condensed version of the Housing Element Annual Progress Report Table A2**

Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
136482070	FOXWOOD	1084 CINNABAR WAY B	2303-0108	ACCESSORY DWELLING UNIT DETACHED	5/10/2023	3/8/2023	ISSUED	315sqft DETACHED ADU - 1 BEDROOM, 1 BATH, 1.7kW solar
130222300	F.H. BUCK'S WESTERN ADDITION	125 LUZENA AVE B	2303-0491	ACCESSORY DWELLING UNIT DETACHED	11/14/2023	3/31/2023	ISSUED	735sf DETACHED ADU - 2 BED 1 BATH, & 1 CAR GARAGE ATTACHED
124122200	THE TIMBERS	312 KIRBYSON CT B	2304-0027	ACCESSORY DWELLING UNIT DETACHED	6/20/2023	4/4/2023	ISSUED	345 sf DETACHED ADU, 1 BEDROOM 1 BATH
136631240	WESTGATE	1006 MIMOSA DR B	2308-0259	ACCESSORY DWELLING UNIT DETACHED	12/22/2023	8/17/2023	ISSUED	507sf DETACHED MANUFACTURED ADU - 2 BEDROOMS
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0356	MULTI-FAMILY BUILDING	6/29/2023	6/27/2023	ISSUED	LEISURE TOWN APTS - BLDG 1 (TYPE A) - 38 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0358	MULTI-FAMILY BUILDING	6/29/2023	6/27/2023	ISSUED	LEISURE TOWN APTS - BLDG 4 (TYPE B) - 7 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0359	MULTI-FAMILY BUILDING	6/29/2023	6/27/2023	ISSUED	LEISURE TOWN APTS - BLDG 2 (TYPE C) - 9 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0360	MULTI-FAMILY BUILDING	6/29/2023	6/27/2023	ISSUED	LEISURE TOWN APTS - BLDG 8 (TYPE D) - 11 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0381	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 5 (TYPE B) - 7 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0382	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 10 (TYPE B) - 7 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0383	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 12 (TYPE B) - 7 PLEX

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137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0384	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 3 (TYPE C) - 9 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0385	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 6 (TYPE C) - 9 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0386	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 7 (TYPE C) - 9 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0387	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 11 (TYPE C) - 9 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0388	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 9 (TYPE A) - 38 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0389	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 13 (TYPE A) - 38 PLEX
137030160	LEISURE TOWN APARTMENTS	250 LEISURE TOWN RD	2306-0390	MULTI-FAMILY BUILDING	6/29/2023	6/28/2023	ISSUED	LEISURE TOWN APTS - BLDG 14 (TYPE A) - 38 PLEX
138144020	ROBERTS' RANCH	807 BILLHOOK DR	2301-0155	SINGLE FAMILY DWELLING	2/16/2023	1/18/2023	FINALED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH w/ P.Cov
137291010	VILLAGES AT VANDEN MEADOWS	678 BURGUNDY ST	2301-0196	SINGLE FAMILY DWELLING	1/25/2023	1/23/2023	FINALED	2054sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137291020	VILLAGES AT VANDEN MEADOWS	684 BURGUNDY ST	2301-0197	SINGLE FAMILY DWELLING	1/25/2023	1/23/2023	FINALED	2493sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137291030	VILLAGES AT VANDEN MEADOWS	690 BURGUNDY ST	2301-0198	SINGLE FAMILY DWELLING	1/25/2023	1/23/2023	FINALED	2833sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH

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Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
137291040	VILLAGES AT VANDEN MEADOWS	696 BURGUNDY ST	2301-0199	SINGLE FAMILY DWELLING	1/25/2023	1/23/2023	FINALED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH
138173060	ROBERTS' RANCH	493 BALER CIR	2301-0216	SINGLE FAMILY DWELLING	1/26/2023	1/24/2023	FINALED	2333sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH
138175010	ROBERTS' RANCH	498 BALER CIR	2301-0217	SINGLE FAMILY DWELLING	1/26/2023	1/24/2023	FINALED	2671sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH
138175020	ROBERTS' RANCH	2001 BALER CT	2301-0218	SINGLE FAMILY DWELLING	1/26/2023	1/24/2023	FINALED	2333sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH
138174040	ROBERTS' RANCH	961 SORTER DR	2301-0220	SINGLE FAMILY DWELLING	1/26/2023	1/24/2023	FINALED	2464sf SFD WITH ATTACHED GARAGE - 3 BED/ 2.5 BATH
106346010	NORTH VILLAGE	100 WAGTAIL WAY	2301-0244	SINGLE FAMILY DWELLING	1/30/2023	1/25/2023	FINALED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH
106346020	NORTH VILLAGE	106 WAGTAIL WAY	2301-0246	SINGLE FAMILY DWELLING	1/30/2023	1/25/2023	FINALED	2893sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106346030	NORTH VILLAGE	112 WAGTAIL WAY	2301-0247	SINGLE FAMILY DWELLING	1/30/2023	1/25/2023	FINALED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH
106343140	NORTH VILLAGE	113 WAGTAIL WAY	2301-0248	SINGLE FAMILY DWELLING	1/30/2023	1/25/2023	FINALED	2879sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106343150	NORTH VILLAGE	107 WAGTAIL WAY	2301-0249	SINGLE FAMILY DWELLING	1/30/2023	1/25/2023	FINALED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH
106343160	NORTH VILLAGE	101 WAGTAIL WAY	2301-0250	SINGLE FAMILY DWELLING	1/30/2023	1/25/2023	FINALED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH

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Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
137292040	VILLAGES AT VANDEN MEADOWS	703 BURGUNDY DR	2301-0306	SINGLE FAMILY DWELLING	2/2/2023	1/31/2023	FINALED	2833sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137292050	VILLAGES AT VANDEN MEADOWS	697 BURGUNDY ST	2301-0307	SINGLE FAMILY DWELLING	2/2/2023	1/31/2023	FINALED	2493sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137292060	VILLAGES AT VANDEN MEADOWS	691 BURGUNDY ST	2301-0308	SINGLE FAMILY DWELLING	2/2/2023	1/31/2023	FINALED	2176sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137292070	VILLAGES AT VANDEN MEADOWS	685 BURGUNDY ST	2301-0309	SINGLE FAMILY DWELLING	2/2/2023	1/31/2023	FINALED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH
138166020	ROBERTS' RANCH	913 SORTER DR	2302-0108	SINGLE FAMILY DWELLING	2/17/2023	2/13/2023	FINALED	2671sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH
138166010	ROBERTS' RANCH	907 SORTER DR	2302-0109	SINGLE FAMILY DWELLING	2/17/2023	2/13/2023	FINALED	3384sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH
138161120	ROBERT'S RANCH	866 BROADCASTER DR	2302-0110	SINGLE FAMILY DWELLING	2/17/2023	2/13/2023	FINALED	2333sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
138161110	ROBERTS' RANCH	860 BROADCASTER DR	2302-0111	SINGLE FAMILY DWELLING	2/17/2023	2/13/2023	FINALED	2671sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH
138165080	ROBERTS' RANCH	918 SORTER DR	2302-0112	SINGLE FAMILY DWELLING	3/23/2023	2/13/2023	FINALED	2764sf SFD WITH ATTACHED GARAGE - 5 BED/ 3 BATH
138165090	ROBERTS' RANCH	924 SORTER DR	2302-0113	SINGLE FAMILY DWELLING	2/17/2023	2/13/2023	FINALED	2671sf SFD WITH ATTACHED GARAGE - 4 BED/ 3.5 BATH
138144010	ROBERTS' RANCH	801 BILLHOOK DR	2302-0134	SINGLE FAMILY DWELLING	2/16/2023	2/14/2023	FINALED	2354sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov

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138143010	ROBERTS' RANCH	800 BILLHOOK DR	2302-0135	SINGLE FAMILY DWELLING	2/16/2023	2/14/2023	FINALED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138143020	ROBERTS' RANCH	806 BILLHOOK DR	2302-0136	SINGLE FAMILY DWELLING	2/16/2023	2/14/2023	FINALED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
137292080	VILLAGES AT VANDEN MEADOWS	679 BURGUNDY ST	2302-0194	SINGLE FAMILY DWELLING	2/23/2023	2/17/2023	FINALED	2833sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137292090	VILLAGES AT VANDEN MEADOWS	673 BURGUNDY ST	2302-0196	SINGLE FAMILY DWELLING	2/23/2023	2/17/2023	FINALED	2176sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137281090	VILLAGES AT VANDEN MEADOWS	550 OAKHAM DR	2302-0197	SINGLE FAMILY DWELLING	2/23/2023	2/17/2023	FINALED	2054sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137281080	VILLAGES AT VANDEN MEADOWS	544 OAKHAM DR	2302-0198	SINGLE FAMILY DWELLING	2/23/2023	2/17/2023	FINALED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH
137314020	VILLAGES AT VANDEN MEADOWS	561 SHEFFORD DR	2303-0053	SINGLE FAMILY DWELLING	3/9/2023	3/6/2023	FINALED	1618sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137314010	VILLAGES AT VANDEN MEADOWS	827 TELFORD DR	2303-0055	SINGLE FAMILY DWELLING	3/9/2023	3/6/2023	FINALED	1568sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
125493070	FARMSTEAD	3006 VASQUEZ CT	2303-0071	SINGLE FAMILY DWELLING	3/15/2023	3/6/2023	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125493080	FARMSTEAD	3012 VASQUEZ CT	2303-0074	SINGLE FAMILY DWELLING	3/15/2023	3/6/2023	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125492030	FARMSTEAD	3031 VASQUEZ CT	2303-0075	SINGLE FAMILY DWELLING	3/15/2023	3/6/2023	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH

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125492040	FARMSTEAD	3025 VASQUEZ CT	2303-0076	SINGLE FAMILY DWELLING	3/15/2023	3/6/2023	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125492050	FARMSTEAD	3019 VASQUEZ CT	2303-0077	SINGLE FAMILY DWELLING	3/15/2023	3/6/2023	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125492060	FARMSTEAD	3013 VASQUEZ CT	2303-0078	SINGLE FAMILY DWELLING	3/15/2023	3/6/2023	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
106346040	NORTH VILLAGE	118 WAGTAIL WAY	2303-0167	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	FINALED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH
106346050	NORTH VILLAGE	124 WAGTAIL WAY	2303-0168	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	FINALED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH
106346060	NORTH VILLAGE	130 WAGTAIL WAY	2303-0169	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH
106346070	NORTH VILLAGE	136 WAGTAIL WAY	2303-0170	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106346080	NORTH VILLAGE	142 WAGTAIL WAY	2303-0171	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	ISSUED	2853sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106343120	NORTH VILLAGE	125 WAGTAIL WAY	2303-0172	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	FINALED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH
106343130	NORTH VILLAGE	119 WAGTAIL WAY	2303-0173	SINGLE FAMILY DWELLING	3/16/2023	3/13/2023	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
138144260	ROBERTS' RANCH	479 WHIPPLETREE LN	2303-0304	SINGLE FAMILY DWELLING	3/23/2023	3/21/2023	FINALED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH w/ P.Cov

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Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
138144250	ROBERTS' RANCH	485 WHIPPLETREE LN	2303-0305	SINGLE FAMILY DWELLING	3/23/2023	3/21/2023	FINALED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138144240	ROBERTS' RANCH	491 WHIPPLETREE LN	2303-0306	SINGLE FAMILY DWELLING	3/23/2023	3/21/2023	FINALED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ P.Cov
137284060	VILLAGES AT VANDEN MEADOWS	539 OAKHAM DR	2303-0393	SINGLE FAMILY DWELLING	3/29/2023	3/27/2023	FINALED	2833sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137284070	VILLAGES AT VANDEN MEADOWS	545 OAKHAM DR	2303-0394	SINGLE FAMILY DWELLING	3/29/2023	3/27/2023	FINALED	2176sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137281070	VILLAGES AT VANDEN MEADOWS	538 OAKHAM DR	2303-0395	SINGLE FAMILY DWELLING	3/29/2023	3/27/2023	FINALED	2493sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137281060	VILLAGES AT VANDEN MEADOWS	532 OAKHAM DR	2303-0396	SINGLE FAMILY DWELLING	3/29/2023	3/27/2023	FINALED	2176sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137284040	VILLAGES AT VANDEN MEADOWS	527 OAKHAM DR	2303-0397	SINGLE FAMILY DWELLING	3/29/2023	3/27/2023	FINALED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH
137284050	VILLAGES AT VANDEN MEADOWS	533 OAKHAM DR	2303-0401	SINGLE FAMILY DWELLING	3/29/2023	3/27/2023	FINALED	2054sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
125491090	FARMSTEAD	512 ALIKI DR	2303-0495	SINGLE FAMILY DWELLING	4/12/2023	3/31/2023	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125491100	FARMSTEAD	506 ALIKI DR	2303-0496	SINGLE FAMILY DWELLING	4/12/2023	3/31/2023	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125491110	FARMSTEAD	500 ALIKI DR	2303-0497	SINGLE FAMILY DWELLING	4/12/2023	3/31/2023	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH



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125493060	FARMSTEAD	3000 VASQUEZ CT	2303-0498	SINGLE FAMILY DWELLING	4/12/2023	3/31/2023	FINALED	1963sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
138166030	ROBERT'S RANCH	919 SORTER DR	2304-0052	SINGLE FAMILY DWELLING	4/12/2023	4/4/2023	FINALED	2333sf SFD WITH ATTACHED GARAGE - 3 BED/ 2 BATH
138167010	ROBERT'S RANCH	937 SORTER DR	2304-0053	SINGLE FAMILY DWELLING	4/12/2023	4/4/2023	FINALED	2333sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
138145060	ROBERTS' RANCH	961 HOPPER LN	2304-0129	SINGLE FAMILY DWELLING	4/13/2023	4/10/2023	FINALED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138145050	ROBERTS' RANCH	955 HOPPER LN	2304-0144	SINGLE FAMILY DWELLING	4/13/2023	4/11/2023	FINALED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ P.Cov
138145040	ROBERTS' RANCH	949 HOPPER LN	2304-0146	SINGLE FAMILY DWELLING	4/13/2023	4/11/2023	FINALED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138145030	ROBERTS' RANCH	943 HOPPER LN	2304-0147	SINGLE FAMILY DWELLING	4/13/2023	4/11/2023	FINALED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH w/ P.Cov
138145020	ROBERTS' RANCH	937 HOPPER LN	2304-0148	SINGLE FAMILY DWELLING	4/13/2023	4/11/2023	FINALED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138145010	ROBERTS' RANCH	931 HOPPER LN	2304-0149	SINGLE FAMILY DWELLING	4/13/2023	4/11/2023	FINALED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
137281050	VILLAGES AT VANDEN MEADOWS	526 OAKHAM DR	2304-0188	SINGLE FAMILY DWELLING	4/20/2023	4/12/2023	FINALED	2833sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137281040	VILLAGES AT VANDEN MEADOWS	520 OAKHAM DR	2304-0189	SINGLE FAMILY DWELLING	4/20/2023	4/12/2023	FINALED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH

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Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
137284020	VILLAGES AT VANDEN MEADOWS	515 OAKHAM DR	2304-0222	SINGLE FAMILY DWELLING	4/20/2023	4/13/2023	FINALED	2493sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137284030	VILLAGES AT VANDEN MEADOWS	521 OAKHAM DR	2304-0223	SINGLE FAMILY DWELLING	4/20/2023	4/13/2023	FINALED	2054sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137281030	VILLAGES AT VANDEN MEADOWS	514 OAKHAM DR	2304-0224	SINGLE FAMILY DWELLING	4/20/2023	4/13/2023	FINALED	2176sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137281020	VILLAGES AT VANDEN MEADOWS	508 OAKHAM DR	2304-0225	SINGLE FAMILY DWELLING	4/20/2023	4/13/2023	FINALED	2493sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
106326040	NORTH VILLAGE	237 GANNET ST	2304-0316	SINGLE FAMILY DWELLING	6/20/2023	4/20/2023	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH
106326030	NORTH VILLAGE	231 GANNET ST	2304-0318	SINGLE FAMILY DWELLING	6/20/2023	4/20/2023	ISSUED	2879sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106339060	NORTH VILLAGE	200 GANNET ST	2304-0321	SINGLE FAMILY DWELLING	4/27/2023	4/20/2023	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH
106339050	NORTH VILLAGE	206 GANNET ST	2304-0324	SINGLE FAMILY DWELLING	4/27/2023	4/20/2023	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH
106339040	NORTH VILLAGE	212 GANNET ST	2304-0325	SINGLE FAMILY DWELLING	4/27/2023	4/20/2023	ISSUED	2879sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106325220	NORTH VILLAGE	218 GANNET ST	2304-0326	SINGLE FAMILY DWELLING	4/27/2023	4/20/2023	ISSUED	2928sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
106325210	NORTH VILLAGE	224 GANNET ST	2304-0327	SINGLE FAMILY DWELLING	4/27/2023	4/20/2023	ISSUED	1815sf SFD WITH ATTACHED GARAGE - 4 BED/ 2 BATH

**2023 Annual Building Activity Report Summary - New Construction**

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Assessor Parcel Number	Subdivision Name	Site Address	Permit Number	Permit Type	Date of Permit Issuance	Date of Permit Submittal	Status of Permit	Description
106325200	NORTH VILLAGE	230 GANNET ST	2304-0328	SINGLE FAMILY DWELLING	4/27/2023	4/20/2023	ISSUED	3344sf SFD WITH ATTACHED GARAGE - 5 BED/ 4.5 BATH
106330010	NORTH VILLAGE	201 GANNET ST	2304-0329	SINGLE FAMILY DWELLING	6/20/2023	4/20/2023	ISSUED	2893sf SFD WITH ATTACHED GARAGE - 4 BED/ 3 BATH
125491050	FARMSTEAD	536 ALIKI DR	2304-0360	SINGLE FAMILY DWELLING	5/3/2023	4/24/2023	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125491060	FARMSTEAD	530 ALIKI DR	2304-0361	SINGLE FAMILY DWELLING	5/3/2023	4/24/2023	FINALED	1733sf SFD DWELLING w/ ATTACHED GARAGE - 3 BED/ 2.5 BATH
125491070	FARMSTEAD	524 ALIKI DR	2304-0362	SINGLE FAMILY DWELLING	5/3/2023	4/24/2023	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125491080	FARMSTEAD	518 ALIKI DR	2304-0363	SINGLE FAMILY DWELLING	5/3/2023	4/24/2023	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
138153050	ROBERTS' RANCH	925 HOPPER LN	2305-0104	SINGLE FAMILY DWELLING	5/15/2023	5/8/2023	FINALED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ P.Cov
138153040	ROBERTS' RANCH	919 HOPPER LN	2305-0106	SINGLE FAMILY DWELLING	5/15/2023	5/8/2023	ISSUED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138153030	ROBERTS' RANCH	913 HOPPER LN	2305-0107	SINGLE FAMILY DWELLING	5/15/2023	5/8/2023	FINALED	1996sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138151010	ROBERTS' RANCH	284 CASK DR	2305-0132	SINGLE FAMILY DWELLING	5/15/2023	5/9/2023	FINALED	1779sf SFD w/ATTACHED GARAGE - 5 BED/ 2 BATH w/ P.Cov
138151010	ROBERTS' RANCH	284 CASK DR	2305-0132	SINGLE FAMILY DWELLING	5/15/2023	5/9/2023	FINALED	1779sf SFD w/ATTACHED GARAGE - 5 BED/ 2 BATH w/ P.Cov

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138151020	ROBERTS' RANCH	912 HOPPER LN	2305-0133	SINGLE FAMILY DWELLING	5/15/2023	5/9/2023	FINALED	2608sf SFD w/ATTACHED GARAGE - 5 BED/ 3 BATH w/ P.Cov
138151030	ROBERTS' RANCH	906 HOPPER LN	2305-0134	SINGLE FAMILY DWELLING	5/15/2023	5/9/2023	FINALED	2354sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138153020	ROBERTS' RANCH	907 HOPPER LN	2305-0135	SINGLE FAMILY DWELLING	5/15/2023	5/9/2023	FINALED	2354sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ P.Cov
138153010	ROBERTS' RANCH	901 HOPPER LN	2305-0136	SINGLE FAMILY DWELLING	6/28/2023	5/9/2023	FINALED	1779sf SFD w/ATTACHED GARAGE - 4 BED/ 2 BATH w/ P.Cov
125491030	FARMSTEAD	548 ALIKI DR	2305-0264	SINGLE FAMILY DWELLING	5/24/2023	5/18/2023	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125491040	FARMSTEAD	542 ALIKI DR	2305-0265	SINGLE FAMILY DWELLING	5/24/2023	5/18/2023	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125492080	FARMSTEAD	4066 ALIKI CT	2305-0266	SINGLE FAMILY DWELLING	5/24/2023	5/18/2023	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125492090	FARMSTEAD	4060 ALIKI CT	2305-0267	SINGLE FAMILY DWELLING	5/24/2023	5/18/2023	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125492100	FARMSTEAD	4054 ALIKI CT	2305-0268	SINGLE FAMILY DWELLING	5/24/2023	5/18/2023	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
138341090	FOXBORO KNOLLS	212 MONTGOMERY CIR	2306-0049	SINGLE FAMILY DWELLING	6/13/2023	6/6/2023	ISSUED	3,058sf 4 bedroom/3.5 bath, 1-story NSFD (Plan 1)
137271050	SOUTHTOWN PHASE 3	106 MECHANIC LN	2306-0068	SINGLE FAMILY DWELLING	6/12/2023	6/7/2023	ISSUED	1549 s.f. 3 bedroom, 2 bath, 1 story NSFD (Plan 1)

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137271040	SOUTHTOWN PHASE 3	112 MECHANIC LN	2306-0069	SINGLE FAMILY DWELLING	6/12/2023	6/7/2023	ISSUED	2404 s.f. 4 bedroom, 3 bath, 2 story NSFD (Plan 3)
137261090	SOUTHTOWN PHASE 3	2007 MECHANIC CT	2306-0070	SINGLE FAMILY DWELLING	6/12/2023	6/7/2023	ISSUED	1998 s.f. 3 bedroom, 2.5 bath, 2 story NSFD (Plan 2)
137261080	SOUTHTOWN PHASE 3	2013 MECHANIC CT	2306-0073	SINGLE FAMILY DWELLING	6/12/2023	6/7/2023	ISSUED	2197 s.f. 5 bedroom, 3 bath, 2 story NSFD (Plan 3)
125493010	FARMSTEAD	501 ALIKI DR	2306-0116	SINGLE FAMILY DWELLING	6/21/2023	6/12/2023	ISSUED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125492110	FARMSTEAD	4048 ALIKI CT	2306-0117	SINGLE FAMILY DWELLING	6/21/2023	6/12/2023	FINALED	1942sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3 BATH
125492120	FARMSTEAD	4042 ALIKI CT	2306-0118	SINGLE FAMILY DWELLING	6/21/2023	6/12/2023	FINALED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125492130	FARMSTEAD	4036 ALIKI CT	2306-0119	SINGLE FAMILY DWELLING	6/21/2023	6/12/2023	FINALED	2076sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
125492140	FARMSTEAD	4030 ALIKI CT	2306-0120	SINGLE FAMILY DWELLING	6/21/2023	6/12/2023	ISSUED	2227sf SFD DWELLING w/ ATTACHED GARAGE - 4 BED/ 3.5 BATH
138183260	ROBERTS' RANCH	712 TEDDER DR	2306-0204	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1523 sf SFD w/attached garage - 3 bedroom, 2 bath w/P.Cover
138183200	ROBERTS' RANCH	748 TEDDER DR	2306-0205	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1523 sf SFD w/attached garage - 3 bedroom, 2 bath w/P.Cover
138184120	ROBERTS' RANCH	715 BROADFORK CIR	2306-0206	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1523 sf SFD w/attached garage - 3 bedroom, 2 bath w/P.Cover

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138183270	ROBERTS' RANCH	706 TEDDER DR	2306-0207	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1779 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138184060	ROBERTS' RANCH	731 TEDDER DR	2306-0208	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1779 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138183170	ROBERTS' RANCH	766 TEDDER DR	2306-0209	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1779 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138141100	ROBERTS' RANCH	930 HOPPER LN	2306-0210	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1779 sf SFD w/attached garage - 5 BED, 2 bath w/Ext. P.Cover
138141100	ROBERTS' RANCH	930 HOPPER LN	2306-0210	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1779 sf SFD w/attached garage - 5 BED, 2 bath w/Ext. P.Cover
138184020	ROBERTS' RANCH	707 TEDDER DR	2306-0211	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138183250	ROBERTS' RANCH	718 TEDDER DR	2306-0212	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138183220	ROBERTS' RANCH	736 TEDDER DR	2306-0213	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138184090	ROBERTS' RANCH	749 TEDDER DR	2306-0214	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138183160	ROBERTS' RANCH	697 BROADFORK CIR	2306-0215	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138141060	ROBERTS' RANCH	484 WHIPPLETREE LN	2306-0216	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover

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138141060	ROBERTS' RANCH	484 WHIPPLETREE LN	2306-0216	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 4 BED, 2 bath w/Ext. P.Cover
138141090	ROBERTS' RANCH	936 HOPPER LN	2306-0217	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	1996 sf SFD w/attached garage - 3 BED, 2 bath w/Ext. P.Cover
138184040	ROBERTS' RANCH	719 TEDDER DR	2306-0218	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2354 sf SFD w/attached garage - 4 BED, 3 bath w/Ext. P.Cover
138183180	ROBERTS' RANCH	760 TEDDER DR	2306-0219	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2354 sf SFD w/attached garage - 4 BED, 3 bath w/Ext. P.Cover
138184080	ROBERTS' RANCH	743 TEDDER DR	2306-0220	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2354 sf SFD w/attached garage - 4 BED, 3 bath w/Ext. P.Cover
138141070	ROBERTS' RANCH	948 HOPPER LN	2306-0221	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2354 sf SFD w/attached garage - 4 BED, 3 bath w/Ext. P.Cover
138183240	ROBERTS' RANCH	724 TEDDER DR	2306-0222	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2354 sf SFD w/attached garage - 3 BED, 2 bath w/Ext. P.Cover
138183280	ROBERTS' RANCH	700 TEDDER DR	2306-0223	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2354 sf SFD w/attached garage - 3 BED, 2 bath w/Ext. P.Cover
138141080	ROBERTS' RANCH	942 HOPPER LN	2306-0224	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/attached garage - 5 BED, 3 bath w/Ext. P.Cover
138183150	ROBERTS' RANCH	691 BROADFORK CIR	2306-0225	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/attached garage - 5 BED, 3 bath w/Ext. P.Cover
138184050	ROBERTS' RANCH	725 TEDDER DR	2306-0226	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/attached garage - 5 BED, 3 bath w/Ext. P.Cover

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138183230	ROBERTS' RANCH	730 TEDDER DR	2306-0227	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/attached garage - 5 BED, 3 bath w/Ext. P.Cover
138184100	ROBERTS' RANCH	755 TEDDER DR	2306-0228	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/attached garage - 5 BED, 3 bath w/Ext. P.Cover
138183190	ROBERTS' RANCH	754 TEDDER DR	2306-0229	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/attached garage - 5 BED, 3 bath w/Ext. P.Cover
138184030	ROBERTS' RANCH	713 TEDDER DR	2306-0230	SINGLE FAMILY DWELLING	6/28/2023	6/18/2023	ISSUED	2608 sf SFD w/att. garage - 4 BED, 2.5 bath w/Ext. P.Cover
137341060	FOXBORO KNOLLS	230 MONTGOMERY CIR	2306-0254	SINGLE FAMILY DWELLING	6/26/2023	6/20/2023	ISSUED	3,732sf 6 bedroom/ 4 bath, 2-story NSFD (Plan 3)
137341040	FOXBORO KNOLLS	236 MONTGOMERY CIR	2306-0256	SINGLE FAMILY DWELLING	6/26/2023	6/20/2023	ISSUED	3,996sf 7 bedroom/ 5 bath, 2-story NSFD (Plan 3)
137311010	VILLAGES AT VANDEN MEADOWS	831 HELMSLEY DR	2306-0275	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	ISSUED	2177sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137311020	VILLAGES AT VANDEN MEADOWS	835 HELMSLEY DR	2306-0277	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	ISSUED	2427sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137311030	VILLAGES AT VANDEN MEADOWS	839 HELMSLEY DR	2306-0278	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	1618sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137311040	VILLAGES AT VANDEN MEADOWS	843 HELMSLEY DR	2306-0279	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	2020sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137311050	VILLAGES AT VANDEN MEADOWS	847 HELMSLEY DR	2306-0280	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	1618sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH



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137311060	VILLAGES AT VANDEN MEADOWS	851 HELMSLEY DR	2306-0281	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	2427sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137311070	VILLAGES AT VANDEN MEADOWS	855 HELMSLEY DR	2306-0282	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	2177sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137311080	VILLAGES AT VANDEN MEADOWS	859 HELMSLEY DR	2306-0283	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	2020sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137311090	VILLAGES AT VANDEN MEADOWS	863 HELMSLEY DR	2306-0284	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	1618sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137311100	VILLAGES AT VANDEN MEADOWS	867 HELMSLEY DR	2306-0285	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	2177sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137311110	VILLAGES AT VANDEN MEADOWS	871 HELMSLEY DR	2306-0286	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	1568sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137311120	VILLAGES AT VANDEN MEADOWS	875 HELMSLEY DR	2306-0287	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	2427sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137311130	VILLAGES AT VANDEN MEADOWS	560 SHEFFORD DR	2306-0288	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	1568sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137312010	VILLAGES AT VANDEN MEADOWS	886 HELMSLEY DR	2306-0289	SINGLE FAMILY DWELLING	6/28/2023	6/21/2023	FINALED	1618sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
138141050	ROBERTS' RANCH	478 WHIPPLETREE LN	2306-0340	SINGLE FAMILY DWELLING	6/28/2023	6/26/2023	ISSUED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ Ext. P.Cov
138141050	ROBERTS' RANCH	478 WHIPPLETREE LN	2306-0340	SINGLE FAMILY DWELLING	6/28/2023	6/26/2023	ISSUED	1523sf SFD w/ATTACHED GARAGE - 3 BED/ 2 BATH w/ Ext. P.Cov

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137262110	SOUTHTOWN PHASE 3	6018 DRIVER CT	2308-0252	SINGLE FAMILY DWELLING	8/17/2023	8/17/2023	ISSUED	2408sf 4 bedroom, 3 bath, 2 story NSFD (Plan 3)
137262120	SOUTHTOWN PHASE 3	6024 DRIVER CT	2308-0253	SINGLE FAMILY DWELLING	8/17/2023	8/17/2023	ISSUED	1970sf 4 bedroom, 2 bath, 1 story NSFD (Plan 2)
137262130	SOUTHTOWN PHASE 3	6031 DRIVER CT	2308-0254	SINGLE FAMILY DWELLING	8/17/2023	8/17/2023	ISSUED	2538sf 5 bedroom, 3 bath, 2 story NSFD (Plan 4)
137262140	SOUTHTOWN PHASE 3	6025 DRIVER CT	2308-0255	SINGLE FAMILY DWELLING	8/17/2023	8/17/2023	ISSUED	1549sf 3 bedroom, 2 bath, 1 story NSFD (Plan 1)
137241020	SOUTHTOWN PHASE 3	106 DESIGNER ST	2308-0430	SINGLE FAMILY DWELLING	9/7/2023	8/31/2023	ISSUED	2208sf 5 bedroom, 3 bath, 2 story NSFD (Plan 3)
137241010	SOUTHTOWN PHASE 3	100 DESIGNER ST	2308-0431	SINGLE FAMILY DWELLING	9/7/2023	8/31/2023	ISSUED	1997sf 3 bedroom, 2.5 bath, 2 story NSFD (Plan 1)
137241030	SOUTHTOWN PHASE 3	673 ENGINEER CIR	2308-0432	SINGLE FAMILY DWELLING	9/7/2023	8/31/2023	ISSUED	1998sf 4 bedroom, 3 bath, 2 story NSFD (Plan 2)
137241040	SOUTHTOWN PHASE 3	667 ENGINEER CIR	2308-0433	SINGLE FAMILY DWELLING	9/7/2023	8/31/2023	ISSUED	2214sf 5 bedroom, 3 bath, 3 story NSFD (Plan 3)
137284010	VILLAGES AT VANDEN MEADOWS	509 OAKHAM DR	2309-0008	SINGLE FAMILY DWELLING	9/12/2023	9/1/2023	ISSUED	2047sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137301020	VILLAGES AT VANDEN MEADOWS	1006 YATELEY CT	2309-0009	SINGLE FAMILY DWELLING	9/12/2023	9/1/2023	ISSUED	2484sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137301010	VILLAGES AT VANDEN MEADOWS	1000 YATELEY CT	2309-0010	SINGLE FAMILY DWELLING	9/12/2023	9/1/2023	ISSUED	2047sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH

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137281010	VILLAGES AT VANDEN MEADOWS	502 OAKHAM DR	2309-0011	SINGLE FAMILY DWELLING	9/12/2023	9/1/2023	ISSUED	2169sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137262090	SOUTHTOWN PHASE 3	6006 DRIVER CT	2309-0191	SINGLE FAMILY DWELLING	10/11/2023	9/19/2023	ISSUED	1963sf 4 bedroom, 2 bath, 1 story NSFD (Plan 2) w/ P. Cov
137262100	SOUTHTOWN PHASE 3	6012 DRIVER CT	2309-0192	SINGLE FAMILY DWELLING	10/11/2023	9/19/2023	ISSUED	1549sf 3 bedroom, 2 bath, 1 story NSFD (Plan 1) w/ P.Cov
137262150	SOUTHTOWN PHASE 3	6019 DRIVER CT	2309-0193	SINGLE FAMILY DWELLING	10/11/2023	9/19/2023	ISSUED	2532sf 5 bedroom, 3 bath, 2 story NSFD (Plan 4)
137262160	SOUTHTOWN PHASE 3	6013 DRIVER CT	2309-0194	SINGLE FAMILY DWELLING	10/11/2023	9/19/2023	ISSUED	2404sf 4 bedroom, 3 bath, 2 story NSFD (Plan 3) w/ P. Cov
137301060	VILLAGES AT VANDEN MEADOWS	1025 YATELEY CT	2309-0197	SINGLE FAMILY DWELLING	9/28/2023	9/19/2023	ISSUED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH
137301050	VILLAGES AT VANDEN MEADOWS	1024 YATELEY CT	2309-0198	SINGLE FAMILY DWELLING	9/28/2023	9/19/2023	ISSUED	2169sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137301040	VILLAGES AT VANDEN MEADOWS	1018 YATELEY CT	2309-0199	SINGLE FAMILY DWELLING	9/28/2023	9/19/2023	ISSUED	2833sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137301030	VILLAGES AT VANDEN MEADOWS	1012 YATELEY CT	2309-0200	SINGLE FAMILY DWELLING	9/28/2023	9/19/2023	ISSUED	3153sf SFD w/ ATTACHED GARAGE - 5 BED/ 3.5 BATH
137241050	SOUTHTOWN PHASE 3	313 PLANNERS WAY	2309-0293	SINGLE FAMILY DWELLING	10/11/2023	9/29/2023	ISSUED	1998sf 4 bedroom, 3 bath, 2 story NSFD (Plan 2)
137241060	SOUTHTOWN PHASE 3	307 PLANNERS WAY	2309-0294	SINGLE FAMILY DWELLING	10/11/2023	9/29/2023	ISSUED	2197sf 5 bedroom, 3 bath, 2 story NSFD (Plan 3) w/ P. Cov

**2023 Annual Building Activity Report Summary - New Construction**

**Note: This table represents a condensed version of the Housing Element Annual Progress Report Table A2**

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137241070	SOUTHTOWN PHASE 3	618 COGBURN CIR	2309-0295	SINGLE FAMILY DWELLING	10/11/2023	9/29/2023	ISSUED	1997sf 3 bedroom, 2 bath, 2 story NSFDF (Plan 1) w/ P. Cov
137241080	SOUTHTOWN PHASE 3	612 COGBURN CIR	2309-0296	SINGLE FAMILY DWELLING	10/11/2023	9/29/2023	ISSUED	1998sf 4 bedroom, 3 bath, 2 story NSFDF (Plan 2)
137301100	VILLAGES AT VANDEN MEADOWS	1001 YATELEY CT	2310-0141	SINGLE FAMILY DWELLING	10/18/2023	10/16/2023	ISSUED	2169sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137301090	VILLAGES AT VANDEN MEADOWS	1007 YATELEY CT	2310-0142	SINGLE FAMILY DWELLING	10/18/2023	10/16/2023	ISSUED	2833sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137301080	VILLAGES AT VANDEN MEADOWS	1013 YATELEY CT	2310-0143	SINGLE FAMILY DWELLING	10/18/2023	10/16/2023	ISSUED	2484sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137301070	VILLAGES AT VANDEN MEADOWS	1019 YATELEY CT	2310-0144	SINGLE FAMILY DWELLING	10/18/2023	10/16/2023	ISSUED	2169sf SFD w/ ATTACHED GARAGE - 4 BED/ 2.5 BATH
137312080	VILLAGES AT VANDEN MEADOWS	249 RYDE DR	2311-0086	SINGLE FAMILY DWELLING	11/15/2023	11/14/2023	ISSUED	2020sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137312090	VILLAGES AT VANDEN MEADOWS	243 RYDE DR	2311-0087	SINGLE FAMILY DWELLING	11/15/2023	11/14/2023	ISSUED	1561sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137312100	VILLAGES AT VANDEN MEADOWS	237 RYDE DR	2311-0088	SINGLE FAMILY DWELLING	11/15/2023	11/14/2023	ISSUED	1612sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137312110	VILLAGES AT VANDEN MEADOWS	231 RYDE DR	2311-0089	SINGLE FAMILY DWELLING	11/15/2023	11/14/2023	ISSUED	2419sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137312120	VILLAGES AT VANDEN MEADOWS	225 RYDE DR	2311-0090	SINGLE FAMILY DWELLING	11/15/2023	11/14/2023	ISSUED	2169sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH

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137312130	VILLAGES AT VANDEN MEADOWS	219 RYDE DR	2311-0091	SINGLE FAMILY DWELLING	11/15/2023	11/14/2023	ISSUED	1612sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137241140	SOUTHTOWN PHASE 3	5019 LIBRARIAN CT	2311-0231	SINGLE FAMILY DWELLING	11/30/2023	11/29/2023	ISSUED	1997sf 3 bedroom, 2.5 bath, 2 story NSFD (Plan 1)
137241150	SOUTHTOWN PHASE 3	727 ENGINEER CIR	2311-0232	SINGLE FAMILY DWELLING	12/6/2023	11/29/2023	ISSUED	1998sf 3 bedroom, 2.5 bath, 2 story NSFD (Plan 2)
137241160	SOUTHTOWN PHASE 3	721 ENGINEER CIR	2311-0233	SINGLE FAMILY DWELLING	11/30/2023	11/29/2023	ISSUED	2197sf 5 bedroom, 3 bath, 2 story NSFD (Plan 3)
137241200	SOUTHTOWN PHASE 3	715 ENGINEER CIR	2311-0234	SINGLE FAMILY DWELLING	11/30/2023	11/29/2023	ISSUED	1997sf 3 bedroom, 2.5 bath, 2 story NSFD (Plan 1)
137241170	SOUTHTOWN PHASE 3	5007 LIBRARIAN CT	2311-0235	SINGLE FAMILY DWELLING	11/30/2023	11/29/2023	ISSUED	1998sf 4 bedroom, 3 bath, 2 story NSFD (Plan 2)
137262080	SOUTHTOWN PHASE 3	6000 DRIVER CT	2312-0013	SINGLE FAMILY DWELLING	12/6/2023	12/4/2023	ISSUED	2408sf 4 bedroom, 3 bath, 2 story NSFD (Plan 3) w/ P.Cov
137262170	SOUTHTOWN PHASE 3	6007 DRIVER CT	2312-0014	SINGLE FAMILY DWELLING	12/6/2023	12/4/2023	ISSUED	1549sf 3 bedroom, 2 bath, 1 story NSFD (Plan 1)
137262180	SOUTHTOWN PHASE 3	6001 DRIVER CT	2312-0015	SINGLE FAMILY DWELLING	12/6/2023	12/4/2023	ISSUED	1963sf 4 bedroom, 2 bath, 1 story NSFD (Plan 2) w/ P. Cov
137312140	VILLAGES AT VANDEN MEADOWS	4000 TELFORD CT	2312-0022	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	1612sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137312150	VILLAGES AT VANDEN MEADOWS	4006 TELFORD CT	2312-0023	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	2419sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH

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137312220	VILLAGES AT VANDEN MEADOWS	4025 TELFORD CT	2312-0024	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	1612sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137312230	VILLAGES AT VANDEN MEADOWS	4019 TELFORD CT	2312-0025	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	2419sf SFD w/ ATTACHED GARAGE - 5 BED/ 3 BATH
137312240	VILLAGES AT VANDEN MEADOWS	4013 TELFORD CT	2312-0026	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	2169sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137312250	VILLAGES AT VANDEN MEADOWS	4007 TELFORD CT	2312-0027	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	2020sf SFD w/ ATTACHED GARAGE - 4 BED/ 3 BATH
137312260	VILLAGES AT VANDEN MEADOWS	4001 TELFORD CT	2312-0028	SINGLE FAMILY DWELLING	12/11/2023	12/4/2023	ISSUED	1561sf SFD w/ ATTACHED GARAGE - 4 BED/ 2 BATH
137241110	SOUTHTOWN PHASE 3	600 COGBURN CIR	2312-0098	SINGLE FAMILY DWELLING	12/13/2023	12/12/2023	ISSUED	1997sf 3 bedroom, 2.5 bath, 2 story NSFD (Plan 1)
137241120	SOUTHTOWN PHASE 3	5012 LIBRARIAN CT	2312-0099	SINGLE FAMILY DWELLING	12/13/2023	12/12/2023	ISSUED	1998sf 3 bedroom, 2.5 bath, 2 story NSFD (Plan 2)
137241130	SOUTHTOWN PHASE 3	5018 LIBRARIAN CT	2312-0100	SINGLE FAMILY DWELLING	12/13/2023	12/12/2023	ISSUED	2197sf 5 bedroom, 3 bath, 2 story NSFD (Plan 3)
137341110	FOXBORO KNOLLS	200 MONTGOMERY CIR	2312-0122	SINGLE FAMILY DWELLING	12/28/2023	12/14/2023	ISSUED	3,365sf 6 bedroom/ 4 bath - 2-story NSFD (Plan 4) w/ P.Cov
137262020	SOUTHTOWN PHASE 3	7006 PAINTER CT	2312-0170	SINGLE FAMILY DWELLING	12/22/2023	12/21/2023	ISSUED	1963sf 3 bedroom, 2 bath, 1 story NSFD (Plan 2)
137262030	SOUTHTOWN PHASE 3	7012 PAINTER CT	2312-0171	SINGLE FAMILY DWELLING	12/22/2023	12/21/2023	ISSUED	2368sf 4 bedroom, 3 bath, 2 story NSFD (Plan 3)

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137262040	SOUTHTOWN PHASE 3	7019 PAINTER CT	2312-0172	SINGLE FAMILY DWELLING	12/22/2023	12/21/2023	ISSUED	2538sf 5 bedroom, 3 bath, 2 story NSFD (Plan 4)
137262050	SOUTHTOWN PHASE 3	7013 PAINTER CT	2312-0173	SINGLE FAMILY DWELLING	12/22/2023	12/21/2023	ISSUED	1549sf 3 bedroom, 2 bath, 1 story NSFD (Plan 1)
137341010	FOXBORO KNOLLS	254 MONTGOMERY CIR	2312-0189	SINGLE FAMILY DWELLING	12/28/2023	12/22/2023	ISSUED	3,732sf 6 bedroom/ 4 bath, 2-story NSFD (Plan 3)
137343240	FOXBORO KNOLLS	267 MONTGOMERY CIR	2312-0190	SINGLE FAMILY DWELLING	12/28/2023	12/22/2023	ISSUED	2,786sf 4 bedroom/2.5 bath,1-story NSFD (Plan 1) w/ P.Cov
138165070	ROBERTS' RANCH	861 BROADCASTER DR	2301-0215	SINGLE FAMILY DWELLING WITH ADU	1/26/2023	1/24/2023	FINALED	3681sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH
138174050	ROBERTS' RANCH	967 SORTER DR	2301-0219	SINGLE FAMILY DWELLING WITH ADU	1/26/2023	1/24/2023	FINALED	3681sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH
138166040	ROBERT'S RANCH	925 SORTER DR	2304-0050	SINGLE FAMILY DWELLING WITH ADU	4/12/2023	4/4/2023	FINALED	3681sf SFD WITH ATTACHED GARAGE - 4 BED/ 2.5 BATH
137341100	FOXBORO KNOLLS	206 MONTGOMERY CIR	2306-0048	SINGLE FAMILY DWELLING WITH ADU	6/13/2023	6/6/2023	ISSUED	3,928sf 4 bedroom/3.5 bath, 2-story NSFD w/Casita (Plan 2)
138184010	ROBERTS' RANCH	701 TEDDER DR	2306-0231	SINGLE FAMILY DWELLING WITH ADU	6/28/2023	6/18/2023	ISSUED	2920 sf SFD w/att. garage - 5 BED, 3.5 bath w/Ext. P.Cover
138183210	ROBERTS' RANCH	742 TEDDER DR	2306-0232	SINGLE FAMILY DWELLING WITH ADU	6/28/2023	6/18/2023	ISSUED	2920 sf SFD w/att. garage - 5 BED, 3.5 bath w/Ext. P.Cover
138184070	ROBERTS' RANCH	737 TEDDER DR	2306-0233	SINGLE FAMILY DWELLING WITH ADU	6/28/2023	6/18/2023	ISSUED	2920 sf SFD w/att. garage - 5 BED, 3.5 bath w/Ext. P.Cover

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138184110	ROBERTS' RANCH	709 BROADFORK CIR	2306-0234	SINGLE FAMILY DWELLING WITH ADU	6/28/2023	6/18/2023	ISSUED	2920sf SFD w/attached garage - 5 BED, 3.5 bath w/Ext. P.Cov
137341030	FOXBORO KNOLLS	242 MONTGOMERY CIR	2306-0255	SINGLE FAMILY DWELLING WITH ADU	6/26/2023	6/20/2023	ISSUED	3,928sf 4 bedroom/3.5 bath, 2-story NSFDF w/Casita (Plan 2)
137341020	FOXBORO KNOLLS	248 MONTGOMERY CIR	2306-0257	SINGLE FAMILY DWELLING WITH ADU	6/26/2023	6/20/2023	ISSUED	3,058sf 4 bedroom/2.5 bath, 1-story NSFDF (Plan 1)

Total Single-Family Units	213
Total Single Family w/ADU	10
Total Multi-Family Units	236
Total Accessory Dwelling Units	14
<b>Total Number of Units</b>	<b>473</b>



# **City of Vacaville**

Housing Successor of the  
Vacaville Redevelopment Agency

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

***For the year ended June 30, 2023***

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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 2023 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](http://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 period during fiscal year 2023.

- 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 \$1,003,163.53 was deposited into the LMIHAF during the fiscal year. \$334,435.63 was due to principal loan and interest payments, rents/concessions and Monitoring/Loan fees 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 2022-2023, the balance for the LMIHAF was \$5,010,453.76<sup>1</sup>. 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 \$1,308,303.68 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 \$33,586.59 for the development of affordable housing and \$64,720 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 2022-2023 was \$3,831,615.29. The value of the housing successor's "loan portfolio" was \$35,443,154.43.

<u>Asset</u>	<u>Statutory Value</u>
Real Property	\$ 3,831,615.29
Loans Receivable	<u>\$35,443,154.43</u>
Total	\$39,274,769.72

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 2023, the expenditure limit was \$1,963,738.49.

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.*

There are no outstanding obligations pursuant to Section 33413.

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<sup>1</sup> Long-term receivables have been excluded from this amount.

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: 59  
Total Deed Restricted housing units: 1049  
Percentage of Senior Deed Restricted housing units: 5.6%

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 housing successor currently does not have any excess surplus.

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: 19 Total
- b. The number of units lost in the last fiscal year: 1

*The reason for those loses:* Loan was paid off.

- 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:* \$74,931.00 principal and \$0 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.

**ATTACHMENT A**

**Status Update on Real Property per Health & Safety Code Section 33334.16  
February 1, 2012 - June 30, 2023**

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 of way 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	*12/13/22 - Sold for the development of mixed-use housing/retail project, 700 Parc on Main. Sales proceeds were deposited into the Low and Moderate Income Housing Asset Fund.
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 STREET	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	*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	
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	*2/2015 sold for development of 66 affordable apartment units.
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	
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	*7/26/22 - City Council approved a Disposition, Development, and Loan Agreement with Solano-Napa Habitat for Humanity for an affordable homeownership housing development.
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 continues to accept proposals submitted for the site.
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	*07/2023 - The City declared the site Exempt Surplus Land for the purpose of affordable housing. A Request for Proposals will be released to solicit interested affordable housing developers.
SURPLUS LAND FR FIRE STATION 1	03/28/94	09/05/12	*3/22/2022 - City approved project entitlements and amended the Disposition, Development and Loan Agreement (DDLA) with Eden Oak Grove Investors LP for development of rent restricted senior 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 1,764 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.
SCOGGINS PARCELS (GRND LSE. W/ LINCOLN CORNERS)	4/7/00-10/19/01	09/05/12	*6/30/2022 property sold for preservation of 134 units of affordable housing with a 55 year affordability agreement.
112 and 118 BUSH STREET	N/A	12/27/21	*12/13/22 - Sold for the development of mixed-use housing/retail project, 700 Parc on Main. Sales proceeds were deposited into the Low and Moderate Income Housing Asset Fund.

ATTACHMENT B

# 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)

<b><u>PROGRAMS</u></b>	<b>COMMUNITY REDEVELOPMENT PROJECT</b>	<b>VACAVILLE I-505/80 REDEVELOPMENT PROJECT</b>	<b>TOTAL</b>	<b>BLIGHT ELIMINATION FACTOR(S)</b>
	<b>(\$ in millions)</b>	<b>(\$ in millions)</b>	<b>(\$ in millions)</b>	
A. <u>Land Acquisition, Land Write-Downs, Development and Disposition.</u>  Land purchase, project planning and development under agreements with the private sector including Genetech and the developers of the Opportunity Hill area and the former Nul 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	
<b>TOTAL</b>	<b>45.7</b>	<b>167.1</b>	<b>212.8</b>	



**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.

	<u>State Mandated Requirement</u>	<u>1982-2004 Units Achieved*</u>	<u>Required Units Remaining</u>	<u>Goal for First 5 Years</u>	<u>Goal for Second 5 Years</u>
<b><u>Affordability Target</u></b>					
<b><i>Below 120% AMI:</i></b>	818	842	0	350	282
<b><i>Below 50% AMI:</i></b>	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 - 7/6/30/2014 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.

TABLE A

**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% Inclusionary
<b>New Construction</b>									
Autumn Leaves	Outside	56					56	28	28
Hidden Creek Apartments	Outside			48			48	24	24
Spring Glen Apartments	1505/60			35			35	35	35
Quail Run Apartments	Outside			60			60	30	30
Sycamore Apartments	Outside			52			52	26	26
Saratoga Senior I	1505/60	20	88				108	108	108
Saratoga Senior II	1505/60	20	52	48			120	120	72
Habitat for Humanity	VCRA	4					4	4	4
Vacaville Senior Manor	1505/60			60			60	60	60
Vasquez Apartments	VCRA			2			2	2	2
Vacaville Depot (Lincoln Corner)	VCRA	13	213	52	69	134	479	134	13
<b>Total</b>		<b>40</b>	<b>213</b>	<b>100</b>	<b>326</b>	<b>0</b>	<b>679</b>	<b>571</b>	<b>225</b>
<b>Acquisition and/or Rehab:</b>									
Project									
VCH I	Outside			12			12	6	6
VCH II	Outside	5		38			44	22	22
VCH IV	Outside	2		28			30	15	15
VCH V	Outside			19			19	9	9
VCH VI	Outside	5	5	38			48	24	24
VCH VII	Outside	9	7	24		36	76	38	38
VCH VIII	Outside	3	6	20		7	36	18	18
VCH IX	Outside	1	1	3		3	8	4	4
VCH X	Outside	5	4	17	26		52	26	26
Vacaville Highlands	Outside		3	4	4		11	5	5
Meadows Court	Outside		3	18	30		51	25	25
Vacaville Gables	Outside		3	62			65	32	32
Vacaville Hillside Senior	Outside		3	12			15	7	7
Vacaville Rocky Hill	Outside		2	8	2		12	6	6
Vacaville Meadows	Outside	30	25	25	15	77	65	32	32
<b>Total</b>		<b>30</b>	<b>62</b>	<b>329</b>	<b>77</b>	<b>46</b>	<b>544</b>	<b>269</b>	<b>46</b>

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

Shared Equity Loans	Outside								
	VCRA								
<b>Total</b>									



TABLE B

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

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

TABLE C

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

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

APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

ID	Implementing Action	Implementing Action Description	City Dept <sup>1</sup>	Time Frame	Status
LU-1	Regular Review and Monitoring of Progress	Review and update, if necessary, the Vacaville Downtown Specific Plan every five years. Prepare an annual report on the progress of the Vacaville Downtown Specific Plan.	CD	Annually	Reviewed with Annual Status of the General Plan Report each year and presented to the Planning Commission and City Council.
LU-2	Tribal Engagement	Engage early and regularly with California Native American tribes during pre-application processes in order to improve the consideration and protection of cultural resources.	CD, PW, UTIL	Ongoing	The City routinely informs and consults with the Yocha Dehe Wintun Nation on new development projects as required by State law. In 2022, the City and the Nation prepared and agreed upon a set of cultural resource protocols that identify the collaborative development review process in areas of the city known to have cultural resources.

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED – Economic Development, FD = Fire Department, PD = Police Department

## APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

H-1	Incentives for Residential Development	<p>Continue to offer incentives to encourage the development of high-density residential in Downtown areas where these housing products are desired. These incentives can include reduced, eliminated, and/or deferred impact fees, density bonuses, and streamlining benefits.</p> <p>Conduct an assessment of potential preservation opportunity sites. These can include medium-sized multifamily complexes and clusters of single-family sites that would be ideal for use as low-income housing.</p>	CD, HCS, ED, & PW	Ongoing	<p>The City is currently considering lower development impact fees for multi-family development Downtown. In addition, the Downtown Specific Plan (DTSP) allows for a streamlined development review of multi-family housing, and any project that is consistent with the DTSP has been environmentally cleared by the project's CEQA documents.</p>
H-2	Preservation of Affordable Housing	<p>Prioritize local, regional, state, and federal financial resources that preserve existing affordable housing and encourage the development of new affordable housing.</p>	CD & HCS	Unscheduled	<p>The timing of this task is to be determined.</p>
H-3	Affordable Housing Funding	<p>Prioritize local, regional, state, and federal financial resources that preserve existing affordable housing and encourage the development of new affordable housing.</p>	CD & HCS	In Progress	<p>The Department of Housing and Community Services routinely applies for grant money to rehabilitate and preserve affordable housing. As funding becomes available, the City prioritizes which developments and/or areas of the city to rehabilitate and/or preserve.</p>

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED – Economic Development, FD = Fire Department, PD = Police Department



## APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

H-4	Anti-displacement Strategy	Implement the recommendations identified in the Downtown Affordable Housing and Anti-displacement Strategy to avoid the displacement of existing residents as a result of Downtown redevelopment.	CD & HCS	In Progress	There were no development activities that required the implementation of the Downtown Affordable Housing Assessment and Anti-Displacement Strategy.
H-5	Monitoring Displacement	Monitor regulated affordable housing that is at risk of converting to market rate.	CD & HCS	Annually	The City tracks affordable units produced through Federal and State programs and actively seeks to assist in maintaining affordability for potentially expiring contracts. Currently, there are 136 regulated affordable housing units in the Downtown Specific Plan area. No contracts are anticipated to expire during the reporting period.
CA-1	Parklets and/or Sidewalk Extensions	Continue to identify candidate locations in the Plan Area, particularly those within the Downtown Center, for temporary and/or permanent parklet or sidewalk extension installations.	CD, PR, & PW	Unscheduled	The timing of this task is to be determined.
CA-2	Joint Uses	Explore opportunities for nontraditional, smaller park types and joint-use facilities and partnerships, including those with the McBride Senior Center, the library, and/or Buckingham Collegiate Charter Academy.	CD, PR, & PW	Unscheduled	The timing of this task is to be determined.

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED – Economic Development, FD = Fire Department, PD = Police Department

APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

CA-3	Park Maintenance	Explore new park maintenance funding sources and strategies to ensure that public facilities and park spaces are clean, safe, and operational.	CD, PR, & PW	In Progress	On May 25, 2021, the City Council adopted Resolution 2021-045 approving the Parks and Recreation Master Plan (PRMP). The PRMP identifies several potential funding sources and strategies to maintain park facilities including the consideration of a city-wide assessment district, and/or parcel tax. The City is currently assessing the feasibility of these options. In 2022 the City contracted with a firm to investigate the feasibility of a city-wide Lighting and Landscape Assessment District (LLAD). During the spring and summer of 2023, a public survey on the matter was issued, however, the results indicated little to no support at this juncture citing high inflation and a general lack of voter support for measures involving a tax or levy.
CA-4	Farmers' Market	Review the Downtown Farmers' Market and Pavilion Analysis and determine which strategies and improvements should be implemented that would maximize economic, social, environmental, and cultural benefits to Downtown and the city as a whole. An example could include the Farmers' Market structure in the expanded Town Center.	CD, PR, & PW	Unscheduled	The timing of this task is to be determined.

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED – Economic Development, FD = Fire Department, PD = Police Department

APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

CA-5	Locations for Future Public Facilities and Amenities	Collaborate with stakeholders, such as landowners, business owners, the Arts Advisory Committee, the community, and Downtown affiliated organizations, including the Downtown Vacaville Business Improvement District, to identify, locate, and develop additional public facilities and amenities in the Plan Area.	CD, PR, & ED	Ongoing	The City actively communicates with Downtown property and business owners regarding improvements they would like to see occur in Downtown Vacaville. In 2022, the City installed new lighting along Main Street and provided new decorative lighting within the trees. This was done based on a request from Downtown property and business owners.
CA-6	Fire Protection	As growth and development occur Downtown, continue to provide adequate and timely fire protection service to residents of the Plan Area and nearby neighborhoods. Ensure that adequate funding sources are provided.	FD	Ongoing	All development proposals are reviewed by the Fire Department to ensure they can continue to provide adequate and timely fire protection service.
CA-7	Police Protection	As growth and development occur Downtown, continue to provide adequate and timely police protection service to residents of the Plan Area and nearby neighborhoods. Ensure that adequate funding sources are provided.	PD	Ongoing	All development proposals are reviewed by the Police Department to ensure they can continue to provide adequate and timely police protection service.

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED – Economic Development, FD = Fire Department, PD = Police Department

APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

U-2	Monitor Water Needs	Monitor and refine citywide and Plan Area needs as development occurs to ensure the adequate provision of water.	CD & UTIL	Ongoing	All development proposals are reviewed by the Utilities Department to ensure they can continue to provide water to all areas of the city.
U-4	Waste Prevention/Recycling Diversion Program	Work with Recology and other stakeholders, such as residential and business associations, to design and implement a sustainable materials management plan that provides opportunities for local repair and reuse, sufficient recycling, composting, and disposal opportunities to encourage businesses, institutions, and residents to prevent waste, and maximize the diversion of the waste that is produced. Changing material types and volumes will require particular attention to recycling/ compost/trash enclosure specifications, as well as collection container and frequency options.	PW & Recology	Ongoing	Recology, the City's solid waste contractor has adopted and is implementing a sustainability plan. In 2021, Recology collected, processed, and recovered more than 1.3 million tons of recyclable and compostable materials. This amount reflects all of Recology's coverage area along the West Coast and is not limited to Solano County. In 2023, Public Works ordered new waste/recycling receptacles for the Downtown area that will reduce the potential for overflow without increasing collection frequency. These "Bigbelly" facilities will be installed in early 2024.

Note: <sup>1</sup> CD = Community Development, PW = Public Works, UTIL = Utilities, HCS = Housing and Community Services, PR = Parks and Recreation, ED – Economic Development, FD = Fire Department, PD = Police Department

APPENDIX 5: DOWNTOWN SPECIFIC PLAN IMPLEMENTATION ACTIONS

U-5	Energy Efficiency	Continue to work with Pacific Gas and Electric Company and utilize energy efficiency, load management, and renewable resources programs to meet electricity and natural gas demand and energy conservation goals for development in the Plan Area.	CD & PW with PG&E	Ongoing	The City maintains ongoing communication with PG&E. Staff will present the Council with a scope of work at the January 9, 2024, Council meeting to hire consultants to assist with the City's energy efficiency and resiliency goals.
U-6	Telecommunication Improvements	Work with telecommunications providers and project developers to identify locations where future telecommunication facilities can be located.	CD & PW, and Telecommunication Providers	In progress	The City prepared a broadband master plan to serve the entire city. This was completed in 2022 and implementation is underway. The City is currently working through Phase II of the Broadband Master Plan; the focus of Phase II is the design of the backbone fiber communication lines along the City's major corridors and arterials, as well as planning for connections to City facilities and broadband underserved areas of the City.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

**Name of Planned Improvement**

**Description**      **City Depts <sup>1</sup>**      **Timeframe**      **Status**

***Near-Term Priority Projects***

<p>Andrews Park Elevated Sewer Crossing Replacement</p>	<p>Replace the elevated sewer system that crosses Ulatis Creek behind the McBride Senior Center.</p>	<p>PW &amp; UTIL</p>	<p>Completed</p>	<p>On June 22, 2021, the City Council awarded a construction contract for Ulatis Creek bank repairs. This project includes the construction of new support columns, a new prefabricated pipe bridge, a new sewer main, and a new manhole in the same location. The existing elevated sewer crossing has shown signs of degradation and support instability. Repairs began in 2021 but work was halted in 2022 due to unexpected field conditions. The issues have been resolved and construction will resume in spring 2023. On August 22, 2022, the City Council adopted Resolution 2022-090, accepting the Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing Improvement Project. The Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing project was completed on August 1, 2023, and constructed over 1,200 square feet of masonry block retaining wall, installed a new utility bridge over Ulatis Creek including 80 linear feet of new sanitary sewer, placed over 200 tons of rock slope protection, repaired the foundation of the existing retaining wall, and constructed over 200 feet of 8-foot-wide asphalt concrete pedestrian path.</p>
<p>Design—Main Street Placemaking</p>	<p>Install Main Street gateways, Town Center expansion Phase 1, decorative intersections, and extended sidewalk.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

**Name of Planned Improvement**

<b>Name of Planned Improvement</b>	<b>Description</b>	<b>City Depts <sup>1</sup></b>	<b>Timeframe</b>	<b>Status</b>
Downtown Alley Paving (Phase 1)	Repair damaged and deteriorating pavement in Downtown alleys.	PW	Completed	On December 12, 2023, the City Council accepted the public improvements associated with the downtown sewer and alley repair project. The project has been completed and accepted.
Ulatis Creek/CreekWalk Bank Repairs (Phase 1)	Repair west creek bank erosion along Ulatis Creek; repair damage to banks that resulted from 2017 storms.	PW	Completed	On June 22, 2021, the City Council awarded a construction contract for Ulatis Creek bank repairs. Repairs began in 2021 but work was halted in 2022 due to unexpected field conditions. The issues have been resolved and construction will resume in spring 2023. On August 22, 2022, the City Council adopted Resolution 2022-090, accepting the Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing Improvement Project. The Ulatis Creek Bank Repairs and Andrews Park Sewer Crossing project was completed on August 1, 2023, and constructed over 1,200 square feet of masonry block retaining wall, installed a new utility bridge over Ulatis Creek including 80 linear feet of new sanitary sewer, placed over 200 tons of rock slope protection, repaired the foundation of the existing retaining wall, and constructed over 200 feet of 8-foot-wide asphalt concrete pedestrian path.
Murals Program	Identify a process to permit murals and incorporate them into the Public Art Master Plan at a later date.	CD	2024-2025	On December 5, 2023, the Planning Commission received a study session on a Private Arts and Mural Program. A private Arts and Murals has been completed and can be found <a href="#">here</a> . A comprehensive DTSP mural program has not been completed yet.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

**Name of  
Planned**

<b>Improvement</b>	<b>Description</b>	<b>City Depts <sup>1</sup></b>	<b>Timeframe</b>	<b>Status</b>
Landscaping Design—Clearing (Phase 1)	Clear vegetation along Ulatis Creek north of the historic School Street Bridge, adjacent to the library and restaurant.	PW	2023-2024	The City must apply to amend its routine creek maintenance agreement with the Department of Fish and Wildlife This project is expected to be publicly bid in Spring 2024.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

<b>Placemaking</b>					
Parklet Design—Main Street	Install parklets and other street improvements, such as extended sidewalks, retail displays, or outdoor eating areas, along Main Street with locations to be determined.	CMO, CD, & PW	Unscheduled	Due to the lifting of the pandemic emergency order, this project is not identified as a top priority. The timing of this task is to be determined.	
Wayfinding Master Plan (Phase 2)	Install new gateway signs, pedestrian signage, and freeway-oriented signage at different access points into Downtown catering to drivers, pedestrians, and bicyclists. Replace/enhance the existing freeway marquee signs.	PW, CD, HCS	Unscheduled	The timing of this task is to be determined.	
Bicycle Signage (Phase 1)	Install new bicycle signage.	PW, CD, HCS	Unscheduled	The timing of this task is to be determined.	
Landscaping Design—Clear (Phase 2)	Clear vegetation along Ulatis Creek downstream of the historic School Street Bridge.	PW	Unscheduled	The City must apply to amend its routine creek maintenance agreement with the Department of Fish and Wildlife. The project is expected to be publicly bid in Spring 2024	
Ulatis Creek Bank Repairs (Phase 2)	Repair creek bank erosion along Main Street from the School Street Bridge to the pedestrian bridge north of Wilson Street.	PW	2023-2024	Public Works staff are working to source the estimated \$3.5M in funding needed to bring this project to fruition.	
CreekWalk Design	Create a CreekWalk promenade that provides an additional connection to Andrews Park and Downtown Vacaville.	CMO, CD & PW	Unscheduled	The timing of this task is to be determined.	

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

Town Center Design	Plan the Town Square/Town Center to include phased infill development and pedestrian amenities.	CMO, CD & PW	Unscheduled	The timing of this task is to be determined.
Design/Master Plan —Art	Work with the Arts Advisory Committee to prepare a Public Art Master Plan to address the Main Street Art Walk and Main Street Arts Fair.	CD & PR	Unscheduled	The timing of this task is to be determined.
Parking Lot Identification Art Piece	Install parking lot identification art piece.	PW	Unscheduled	The timing of this task is to be determined.
School Street Bridge Railing Repair	Restore and preserve the historic 1911 bridge (School Street Bridge).	PW	2024-2025	This project is expected to be included in the 2024 Capital Improvement Project (CIP) lineup.
Andrews Park Stage Cover	Install shaded cover to the upper park stage and upgrade the lower picnic area to improve accessibility.	PW & PR	Unscheduled	The timing of this task is to be determined.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

<b>Complete Streets</b>					
Design/Master Plan—Bike/Ped	Prepare a Bike and Scooter Master Plan.	PW & CD	Unscheduled	The timing of this task is to be determined.	
Complete Street Design—Catherine Street	Redesign Catherine Street as a complete street including bike lanes.	PW	Unscheduled	The timing of this task is to be determined.	
Complete Street Design—E. Monte Vista Avenue	Redesign East Monte Vista Avenue to include bike facilities including median.	PW	Unscheduled	The timing of this task is to be determined.	
Complete Street Design—Markham Avenue	Redesign Markham Avenue to include bike lanes.	PW	Unscheduled	The timing of this task is to be determined.	
Bicycle Facility Improvements Design—Ulatis	Implement an Ulatis Creek Class I shared-use path (East Monte Vista Avenue to I-80).	PW	Unscheduled	The timing of this task is to be determined.	
Bicycle Facility Improvements—Davis Street	Implement Davis Street Class II bike lanes.	PW	Unscheduled	The timing of this task is to be determined.	
Bicycle Facility Improvements—Dobbins Street	Implement Dobbins Street and Merchant Street Class II bike lanes.	PW	Unscheduled	The timing of this task is to be determined.	

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

Bicycle Facility Improvements— Markham Avenue	Implement Markham Avenue Class II bike lanes.	PW	Unscheduled	The timing of this task is to be determined.
Bike and Pedestrian Facility Improvements— McClellan Street	Implement McClellan Street Class II bike lanes.	PW	Unscheduled	The timing of this task is to be determined.
Bicycle Facility Improvements— Ulatis Creek	Implement an Ulatis Creek Class I shared-use path (East Monte Vista Avenue to I-80).	PW	Unscheduled	The timing of this task is to be determined.
Ride-Share Connectivity	Collaborate with ride-share providers to subsidize rides to Downtown.	PW	Ongoing	The City collaborates with the Solano Transportation Authority to provide transportation for the last mile. The "Last Mile" program addresses the transportation gap between one type of transit, such as Amtrak, and the final destination.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

<b>Business Assistance Programs</b>				
Digital Media Strategy	Create a digital media strategy to include website development and maintenance and approaches to social media marketing and influence development.	Downtown Vacaville Business Improvement District (DVBID)	In Progress	Economic Development will be meeting in February 2024 to assist the BID in the development of the digital media strategy.
Small Business Assistance	Provide a small-business startup assistance program and mentoring in cooperation with the Solano Small Business Development Center.	ED	In Progress	The City, along with the Solano Small Business Development Center and the Young Professionals of Vacaville, created the Entrepreneur Roundtable Vacaville to give entrepreneurs to work with and learn from other business owners. The group launched on September 23, 2021. The City and Small Business Development Center will be meeting in February 2024 to develop a downtown business incubation program.
Small Business Assistance	Designate a business ombudsman or create "how-to" resources for businesses seeking support with navigating the City	ED	In Progress	Economic Development staff currently functions as an ombudsman. In February 2024 staff will begin preparing the "Business Concierge Program" to specifically assist downtown businesses navigate the City's entitlement and tenant improvement process.

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**APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS**

Active Business Recruitment	Recruit prospective "homeplace" and name-brand businesses to Downtown.	ED	2023-2024	To recruit prospective homeplaces and name-brand businesses to Downtown, the City must prepare a retail action plan to identify these uses. Funding for the retail action plan was approved by City Council in July 2023, the plan will be prepared and implemented starting in February 2024.
Active Storefront Incentives	Provide incentives such as no-/low-cost loans to businesses for storefront redesigns that better activate the streetscape.	ED	In Progress	Economic Development staff worked with the Economic Development Advisory Committee to develop a storefront improvement program that requires funding. This program will be presented to the City Council in Spring 2023 for their consideration. Funding for the storefront improvement program was approved by the City Council in July 2023. Program development is underway and will be presented to the Council for approval in March 2024.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

<b>Complete Streets</b>					
Stormwater Design and Improvements	Implement a Stormwater Bio-retention Pilot Program.	PW	Unscheduled	The timing of this task is to be determined.	
Lighting Design—Incentives	Support DBA lighting incentives.	PW	Unscheduled	The timing of this task is to be determined.	
Design/Master Plan—Lighting	Prepare a Lighting Master Plan.	PW & CD	2024	The Downtown Lighting Master Plan Project is expected to begin in 2024	
Lighting Design—Parking	Upgrade public parking lighting.	PW	2024	The Downtown Lighting Master Plan Project is expected to begin in 2024	
Lighting Design—Walkways	Upgrade public walkway lighting.	PW	Completed	The City Council authorized lighting improvements including the replacement of pole-mounted light fixtures, installation of new tree lighting, and associated electrical upgrades along Main Street on May 10, 2022. The project was completed in 2022.	
Design Parking Consolidation—Merchant and Dobbins Street	Remove on-street parking along portions of Merchant and Dobbins Streets.	PW	Unscheduled	The timing of this task is to be determined.	

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

Downtown Parking Lot Amenities	Install lot lighting, shade trees, cameras, waste receptacles, signage, and wayfinding.	PW & CD	Partially Completed	On July 26, 2022, the City Council approved Resolution 2022-069, authorizing the City Manager, or his designee, to execute a purchase agreement in the amount of \$340,475.96 for the procurement and installation of parking stall sensors for Downtown public parking areas. These sensors will provide accurate real-time parking space availability information, direct citizens to an available parking stall through way-finding guidance, be scalable for an increase in parking stalls, and will provide detailed analytics in real-time. The parking lot sensors will be installed in early 2023. Wayfinding signage for parking lots was installed in 2022. The remaining tasks have not been scheduled.
Downtown Parking Lot Configuration Improvements	Improve the configuration of existing lots (nine lots).	PW	Unscheduled	The timing of this task is to be determined.
Pedestrian Facility Improvements— Catherine Street	Fill sidewalk gaps along Catherine and Wilson Streets to prevent gaps in pedestrian circulation.	Private Development	Unscheduled	This task will be completed by the 700 Parc project (formerly called “East Main Mixed Use.”) On November 9, 2021, the City Council approved Resolution 2021-105 approving a second amendment and the reinstatement of the Disposition and Development Agreement between the City and Lewis Land Developers.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

<p>Pedestrian Facility Improvements—E. Monte Vista Avenue</p>	<p>Enhance the crosswalk and roadway pavement at this intersection, which experiences heavy pedestrian use by students. Use colored pavers, scoring patterns, asphalt stamps, or high-visibility crosswalks to create a more interesting aesthetic and make it easier for motorists to safely see the intersection.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>Pedestrian Facility Improvements—Mason Street</p>	<p>Enhance the Mason and Merchant Streets intersection/crossing.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>ADA Improvements</p>	<p>Upgrade crosswalks, ramps, and sidewalks to current ADA standards.</p>	<p>PW</p>	<p>2023-2025</p>	<p>In 2023, the City will begin identifying needed ADA improvements. Following this task, the City will prioritize and construct improvements as funding becomes available.</p>
<p>Design/Master Plan—Amenities</p>	<p>Prepare a Site Furnishings Master Plan.</p>	<p>PW &amp; CD</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>
<p>Downtown Parking Lots Upgrades</p>	<p>Repair damaged pavement; replace signage and striping; address drainage issues.</p>	<p>PW</p>	<p>Ongoing</p>	<p>In 2021, the City completed the slurry seal and resurfacing of the following lots:                  Lot 5 - Maximum Gym Parking Lot                  Lot 7 - Triangle Lot (Behind Merchant &amp; Main)                  Lot 12 - Parking Lot on Kendal Street</p>
<p>Complete Street Design—Davis Street</p>	<p>Redesign Davis Street as a complete street including bike lanes.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>The timing of this task is to be determined.</p>

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Complete Street Design—Dobbins Street	Redesign Dobbins Street as a complete street including Class II bike lanes.	PW	Unscheduled	The timing of this task is to be determined.
Complete Street Design—McClellan Street	Redesign McClellan Street as a complete street including bike lanes.	PW	Unscheduled	The timing of this task is to be determined.
Complete Street Design—Mason Street	Redesign Mason Street as a complete street including bike lanes.	PW	Unscheduled	The timing of this task is to be determined.
Landscaping Design—Expand	Expand the lighting and landscape district (LLD) to include all streets in Downtown.	PW	Unscheduled	The timing of this task is to be determined.
Landscaping Design—Plant	Plant trees in existing planters throughout Downtown.	PW	Unscheduled	Public Works is exploring an initiative that would provide for the installation of new and replacement trees in the downtown as part of the energy savings and conservation project currently underway.
Landscaping Design—Easements	Designate a landscape easement on all streets in Downtown.	PW	Unscheduled	The timing of this task is to be determined.
Design/Master Plan—Street Trees	Prepare a Street Tree Master Plan to provide a framework for the placement and maintenance of street trees throughout Downtown.	PW, PR, & CD	Unscheduled	The timing of this task is to be determined.
Curbside Management Improvements—High School	Establish High School Zones (drop-off and pickup).	PW & CD	Unscheduled	The timing of this task is to be determined.

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Curbside Management Improvements—Rideshare	Establish Ride for Hire Zones (drop-off and pickup).	PW & CD	Unscheduled	The timing of this task is to be determined.
Overhead Utility Undergrounding	Place overhead utility lines underground within Wilson Street and Catherine Street.	PW	2023-2024	The City is awaiting review and confirmation of the proposed project by PG&E.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

<b>Water and Sewer Infrastructure Improvements</b>				
Downtown Specific Plan Utility Improvements	Upsize various water and sewer pipelines to address condition deficiencies, fire flow requirements, and City Standards	UTIL	2024-2025	This project is currently being designed and will be put out to bid once the design is complete. Construction is anticipated to begin in 2025.
Multiple Water System Improvements to Support Citywide Growth	Implement water supply, pumping, storage, and transmission or distribution system improvements, as identified in the Water Master Plan for future needs. These projects are specifically called out as developer-funded projects.	UTIL	2024	On September 28, 2022, the City Council awarded a construction contract in the amount of \$4,186,300 for Well 17 (Equipping), located on the corner of Alamo Drive and Snowy Owl Drive. This project is currently under construction and is expected to be completed in 2024. In 2024, Utilities expects to drill a new test well at the Green Tree Development project (on a parcel expected to be dedicated to the City by April 2024) to assess the feasibility of another production well.
Multiple Water System Improvements to Support Citywide Growth and Address Existing Needs	Implement water supply, pumping, storage, and transmission or distribution system improvements, as identified in the Water Master Plan for existing needs. These projects are specifically called out as Mix Benefit projects.	UTIL	2023	The City Council awarded the construction contract to Team Ghilotti, Inc., of Petaluma, CA in the amount of \$2,607,141 on May 9, 2023. The contractor is completing sewer improvements prior to starting work on the water main. Due to inclement weather, the asphalt overlay portion of the project will be completed in Spring 2024. Estimated project completion is May 2024. This project includes the removal and replacement of 1,700 linear feet of 8-inch PVC Water Distribution Main, 750 linear feet of 4-inch PVC Water Line which feeds the Tranquility Tank Station, and approximately 2,000 linear feet of 8-inch sewer main. The project will also include replacing all sewer and water service connections, manholes, and a full overlay of the improvement areas.

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APPENDIX 6: DOWNTOWN SPECIFIC PLAN PLANNED IMPROVEMENTS

Monte Vista Sewer System Upsize	Upsize sewer system to 12 inches, 15 inches, and 18 inches in Stinson Avenue and Monte Vista Avenue from Cottonwood Street to Dobbins Street.	UTIL	2024-2025	This project is funded, and it is currently in the design phase. Once the design phase is completed, the project will be put out to bid. Construction is anticipated to begin in 2024. No set start date is scheduled yet.
Mason Street Sewer System	Upsize 6-inch-diameter sewer in Mason Street at Merchant Street.	UTIL	2024-2025	This project is funded, and it is currently in the design phase as part of the Downtown Specific Plan Utility Improvements. Once the design phase is completed, the project will be put out to bid. Construction is anticipated to begin in 2025.
Birch Street Area Sewer System – Phase 1	Remove and replace/upsized approximately 2,000 LF of various sizes of sewer lines, rehabilitate approximately 3,000 LF of existing sewer lines (various sizes), and rehabilitate or construct sanitary manholes.	UTIL	2024	This project is funded, and it is currently in the design phase. Once the design phase is completed, the project will be put out to bid. Construction is anticipated to begin in 2024.
Inflow and Infiltration Lining – (Birch Sewer Shed Phase 2 and Phase 3)	Upsize 6-inch-diameter sewer in Mason Street at Merchant Street.	UTIL	2024-2025	This project is funded, and it is currently in the queue for the design phase. Once the design phase is completed, the project will be put out to bid. Construction is anticipated to begin in 2024.
Davis St. Park and Ride Sewer Improvements	Upsize 1,700 lineal feet of sewer to 15-inch sewer in the Davis Street area from the Interstate 80 westbound interchange to Stevenson Street.	UTIL	2025-2026	This project is funded, and it is currently in the queue for the design phase. Once the design phase is completed, the project will be put out to bid. Construction is anticipated to begin in 2025.

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APPENDIX 7: PERFORMANCE TRACKING FOR THE ENERGY AND CONSERVATION ACTION MEASURES

Action Number	City Depts <sup>1</sup>	Timeframe	Performance Tracking and/or Status
<b>Transportation and Land Use</b>			
<p><b>T/LU-1 - Continue Telecommuting.</b> 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 the 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.</p>	PW	To Be Determined	The City of Vacaville has implemented a remote work and program policy that allows 1-2 days of remote work per week. This is subject to Director approval and based on an individual's job responsibilities, office operations, and staffing.

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APPENDIX 7: PERFORMANCE TRACKING FOR THE ENERGY AND CONSERVATION ACTION MEASURES

<p><b>T/LU-2 - Improve capacity for Electric Vehicles.</b> 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 multi-family 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.</p> <p>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.</p>	<p>PW</p>	<p>In Progress</p>	<p>On March 22, 2022, the City Council approved Resolution 2022-027 amending the capital improvement program budget by \$30,000 for the fiscal year 2021-2022 for the installation of five new level-2 electric vehicle charging stations at the Hickory-Davis Street Park-N-Ride Lot.</p> <p>On August 9, 2022, the City Council approved Resolution 2022-072 authorizing the City Manager or his designee to execute a site-host agreement for the installation of public-use electric vehicle chargers with electric vehicle charging solutions (EVCS).</p> <p>On June 27, 2023, the City Council adopted Resolution 2023-060 to incorporate Community Health goals, policies, and actions which include a Community Health policy to support and encourage the installation of electric vehicle infrastructure and charging in existing multi-family development, where feasible.</p>
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APPENDIX 7: PERFORMANCE TRACKING FOR THE ENERGY AND CONSERVATION ACTION MEASURES

<p><b>T/LU-3 - Implement Transportation Demand Management for New Development.</b> 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 spillover, the City will also establish paid on-street and permit parking. Leaseholders will also provide transit subsidies and carpool incentives to employees. The City will improve transit service 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 &amp; CD</p>	<p>To Be Determined</p>	<p>Adoption of ordinances requiring new development to develop and implement transportation demand management ("TDM") programs. Performance tracking will be based on confirming with leaseholders that TDM strategies are continually being implemented.</p>
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APPENDIX 7: PERFORMANCE TRACKING FOR THE ENERGY AND CONSERVATION ACTION MEASURES

<p><b>T/LU-4 - Implement Transportation Demand Management for Existing Development.</b> 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 is enforced through the business license process.</p>
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<p><b>T/LU-5 - Improve Bus Electrification.</b> 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>2024</p>	<p>On March 22, 2022, the City Council approved Resolution 2022-029, authorizing the Public Works Director to execute a purchase agreement in the amount of \$10,857,883 with New Flyer of America for the procurement of ten electric 35-foot fixed route buses for the Vacaville City Coach Public Transit Program.</p> <p>As of early December 2023, all ten buses have been delivered to the City's Corporation Yard. As the bus charging system will not be completed until fall 2024, temporary bus depot chargers have been installed. Transit staff are currently working to schedule bus operator training on the new electric buses which will be followed by integration of the new electric buses within City Coach route operations later in spring 2024.</p>
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<p><b>T/LU-6 - Improve the City Fleet.</b> 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 vehicles that are 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>	<p>PW</p>	<p>Ongoing</p>	<p>City fleet improvement compared to EMFAC. As an ongoing process, when fleet vehicles are due for replacement, Fleet staff evaluate the operational need and existing vehicle-market options to procure alternative fuel vehicles.</p>
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<p><b>T/LU-7 - Increase Land Use Diversification.</b> 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>	<p>CD</p>	<p>In Progress</p>	<p>The City is currently preparing its 2023-2031 Housing Element. As part of the updated Housing Element, the City is proposing to increase the maximum permitted density for Residential High Density ("RHD") from 24 units per acre to 30 units per acre. On February 8, 2022, the City Council adopted Resolution 2022-066, adopting the Downtown Specific Plan, which was prepared for the Downtown Priority Development Area ("PDA"). PDAs bring transit, jobs, and higher-density housing into a centralized area which supports the reduction of greenhouse gas emissions. The Downtown Specific Plan allows up to 65 units per acre in the Downtown Core (DC) and Downtown Mixed Use (DMU) zoning districts. Also on February 8, 2022, the City Council adopted Resolution 2022-014 adopting the Allison Apartments located within the Allison Policy Plan Area PDA. This 135-unit deed-restricted affordable multi-family development received a density bonus resulting in a density of approximately 50 units per acre. The Allison Business Park PDA includes the City's multi-modal transit station, retail, a library and community center, and other apartment developments. On June 27, 2023, the City adopted the 2023-2031 Housing Element (Res. 2023-059). As part of the updated Housing Element, the City increased the maximum allowed density for Residential High Density (RHD") from 24 units per acre to 30 units per acre.</p>
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<p><b>T/LU-8 – Transit-Oriented Development.</b> By placing development near high-quality transit, 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>	<p>CD</p>	<p>In Progress</p>	<p>The Allison Policy Plan Area PDA is a transit-oriented development area. Development within this area provides a variety of housing options within proximity to transit, jobs, shopping, and services. As noted in T/LI-7, on February 8, 2022, the City Council adopted Resolution 2022-014 approving the Allison Apartments project, which is 100% affordable.</p> <p>On October 10, 2023, the City Council adopted Resolution No. 2023-115 accepting a \$1.2 million grant from MTC and directing staff to issue an RFP for the preparation of a Specific Plan for the Allison PDA. The RFP was issued in January 2024.</p>
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<p><b>E-1 - Become a Marin Clean Energy Member Community.</b> PG&amp;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&amp;E's standard rates, which in 2019 was 30% renewable. Based on current laws, PG&amp;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&amp;E continuing to be allowed. This would create emissions reductions past what is already expected from PG&amp;E increasing their renewable portfolio.</p>	<p>PW &amp; CD</p>	<p>To Be Determined</p>	<p>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.</p> <p>On June 13, 2023, the City Council denied the MCE program request and required a majority vote to bring forward any future requests for community choice aggregation.</p>
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<p><b>E-2 - Require Energy Audits for Sales of Existing Residential Units.</b> The City will implement this strategy by requiring all residential units to provide an energy audit as part of the benefits of energy audits to all residents. Exemptions can be made for homes built within the last 10 years in order to reduce unnecessary costs, as newer homes are unlikely to need energy retrofits. The City will be successful in implementing this strategy.</p>	<p>CD</p>	<p>To Be Determined</p>	<p>The City has not begun work to develop a policy to require energy audits for residential units.</p>
<p><b>E-3 - Adopt an All-Electric New Construction Ordinance.</b> Replacing natural gas with electricity will immediately reduce GHG emissions because the current energy offered by PG&amp;E and MCE is cleaner than natural gas. These replacements will improve in their reduction over time as both PG&amp;E and MCE increase the amount of 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.</p> <p>The City will implement this by adopting an all-electric ordinance and enforcing it through building inspections. Special exceptions will be made for industrial, hospital, and similar uses that demonstrate there is no viable electrification option for important equipment due to technological constraints.</p>	<p>CD</p>	<p>To Be Determined</p>	<p>While the City did not adopt an all-electric ordinance as part of the 2022 Building Code update, the update included more stringent energy codes required by the State, such as adopting an expedited permit process for electric vehicle charging stations.</p>

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<p><b>E-4 - Develop an Existing Building Electrification Plan.</b> 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 &amp; CD</p>	<p>To Be Determined</p>	<p>While the City did not adopt an all-electric ordinance as part of the 2022 Building Code update, the update included the more stringent energy codes required by the State. Public Works Facility staff are in the process of evaluating the City's buildings relative to the E-4 goal.</p>
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**Solid Waste- Related Reduction Strategies**

<p><b>S-1 - Implement Organic Waste Reduction Requirements.</b> 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>In Progress</p> <p>On August 24, 2021, the City Council adopted Ordinance 1969, approving Chapter 8.08 Solid Waste, Recyclable Materials, Organic Waste, and Household Hazardous Waste of the City's Municipal Code. This ordinance implements Senate Bill 1383 which established methane emissions reduction targets. The City's waste contractor, Recology Solano, distributed organic waste containers in early 2022.</p> <p>On January 1, 2022, Public Works Recycling staff began implementation of SB 1383 organics recycling mandates and regulations. Implementation has been smooth with a significant focus on education to ensure residential and commercial compliance with the State's SB 1383 requirements.</p>
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<b>Off-Road Equipment-Related Reduction Strategies</b>			
<p><b>O-1 - Increase Renewable and Alternative Fuel for Construction Equipment.</b> 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>PW</p>	<p>In progress</p>	<p>City contractors demonstrating fuel use reduction.</p>

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<b>Carbon Sequestration</b>		
<p><b>C-1 - Tree Planting.</b> 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 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 by 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 &amp; CD</p>	<p>Ongoing</p>
<p>On June 27, 2023, the City adopted Resolution 2023-060 to incorporate Community Health goals, policies, and actions for inclusion in the City's General Plan. This includes a policy that calls for addressing tree equity by prioritizing tree plantings in areas and neighborhoods where there is a low Tree Equity Score as measured by American Forests or a similar tool.</p>		

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<p><b>C-2 - Carbon Farming.</b> 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>Ongoing</p>	<p>On June 27, 2023, the City adopted Resolution 2023-060 to incorporate Community Health goals, policies, and actions for inclusion in the City's General Plan. The City included a policy and/or action to address carbon farming.</p>
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

Action Number	City Department(s)	Time Frame	Status
<b>Air Quality</b>			
<b>Biological Resources</b>			
<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</p>	<p>CD &amp; 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 and commits the City to continue this process. If 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. To memorialize the draft HCP mitigation requirements the HCP mitigation measures that apply 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 on biological resources. These mitigation measures apply to all development projects. All mitigation measures are prepared and applied to projects following all Federal and State requirements.</p>

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<p>mitigation ratios are based on impacts as assessed by acreage.</p>			
<p><i>BIO-1 Con't</i></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 a 2:1 ratio if habitats are restored concurrently 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 the proposed development.</p>			
<p>c. Upland Component Direct Impacts: In Subarea 2C, preserve the upland habitat at a ratio of 3:1. In the remaining subareas, preserve the upland habitat at a ratio of 2:1.</p>			

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<p>d. Upland Component Indirect Impacts: Preserve avoided upland habitat at a ratio of 1:1 within 250 feet of the proposed development.</p>			
<p>BIO -2 - All impacted seasonal wetlands shall be characterized according to the types below and mitigated by the preservation of the same category of wetland according to the ratios in Mitigation Measure BIO-1. Seasonal wetland categories are as follows:</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
<p>• 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.</p>			
<p>• 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).</p>			

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<p><i>BIO-2 Con't</i></p> <p>Swales or Mesic Grassland: Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days.</p> <p>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).</p>			
<p>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 the preservation of more abundant swale or mesic grasslands that do not support the species).</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"> <li>1. The 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.</li> </ol>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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<p><i>BIO-3 Con't</i></p> <p>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.</p> <p>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 the initiation of ground-disturbing activities.</p>			
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<p><i>BIO-3 Con't</i></p> <p>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 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 habitats.</p> <p>5. Re-established populations will be considered self-reproducing when:</p> <p>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.</p>			
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<p><i>BIO- 3 Con't</i></p> <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 the implementation of such measures.</p>			
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<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>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
<p>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. All preserved and created/established breeding habitats 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>			

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<p><i>BIO-4 Con't</i></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 newly created breeding habitats shall be 0.2 acres to 0.35 acres in size unless otherwise approved by the City, USFWS, and CDFW.</p>			

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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>	<p>CD</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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Vegetation Replacement Size (inches) <sup>a</sup> and Elderberry <sup>b</sup>	Native Species (Except Oaks)	Oak Species <sup>c</sup>
<b>Priority Drainages</b>		
<12	3:1	5:1
12-24	6:1	7:1
>24	10:1	12:1
<b>Non-Priority Drainages</b>		
<12	3:1	5:1
12-24	4:1	7:1
>24	6:1	12:1

**Note: Performance Criteria** – The number of native riparian established at the end of the five-year monitoring period at of 80 percent of total required plantings. Established plant: regeneration and volunteer plants.

<sup>a</sup> Trees shall be measured at diameter at breast height (db trees shall be reported as the cumulative total of all trees measured at the midpoint of the main trunk (the ground branch).

<sup>b</sup> Elderberry replacement ratios and other associated mitigation prescribed in Mitigation Measure BIO-9. Tree and shrub plantings under this mitigation measure may be used to fulfill the associated native woody riparian vegetation requirements Mitigation Measure BIO-9.

<sup>c</sup> Because of slow growth rates, oak species require higher ratios are used instead of seedlings (at least one year old), be doubled.

<sup>d</sup> The five-year monitoring period for documenting success be extended if the mitigation is not performing adequately. determination of success monitoring shall require at least significant intervention (e.g. additional plantings or irrigation) need to be planted at higher ratios, depending on site conditions account for mortality of planted material.

APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>The goal of the riparian vegetation re- placement 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.</p>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<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. Note: The intent of requiring mitigation for the 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. 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>			
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<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>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
<p>BIO-7 - Mitigation for direct impacts to seasonal wetlands in the Inner Coast Range shall be provided at a 2:1 ratio.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>

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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>BIO-8 - Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitats (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>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<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>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>BIO-9 <i>Con't</i></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 a 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>			
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<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 habitats and no signs of use (e.g. exit holes) have been identified.</p>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>BIO-10 - Long-term impacts on 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 in the mitigation area to promote value for Swainson’s hawk foraging: • 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.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<ul style="list-style-type: none"> <li>• Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, and flowers.</li> <li>• Commercial greenhouses or plant nurseries</li> <li>• Commercial aquaculture of aquatic plants and animals and their byproducts.</li> </ul>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<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 Vernal Pool Potential Preserve and Reserve Areas 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. 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 &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<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 Areas 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>CD&amp;PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>BIO-12 <i>Con't</i></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>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<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 habitats 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 frog, and callippe silver spot butterfly) can be used to satisfy</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>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>			
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<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:1. Temporary Impacts Less Than or Equal to 1 Acre in Size: Install five borroughs 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.</p>			
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<p>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.</p> <p>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 reestablished on the construction site.</p> <p>1) If burrows have not been reestablished 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.</p>	<p>CD &amp; PW</p>	<p>Ongoing</p>	<p>See Status of BIO-1</p>
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>2) if the burrows have not been reestablished 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> <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>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<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.</p> <p>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, the city, 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</p>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>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 required.</p>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<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>			
<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 requirement. Compliance with this Mitigation Measure does not allow for the destruction or disturbance of an active nest site.</p>			

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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<b>Greenhouse Gases</b>			
<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:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>			
<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:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>			
<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:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	CD & PW	Ongoing	<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>

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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<p>approved by, or consistent with guidance, from CARB.</p> <ul style="list-style-type: none"> <li>• 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:             <ul style="list-style-type: none"> <li>• The City shall identify a plan to expand electric and low-emission vehicle charging stations in the city.</li> <li>• The City shall encourage new development to meet a voluntary 20 percent trip reduction goal.</li> </ul> </li> </ul>			
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**APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM**

<ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>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.</p>			
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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<b>Noise</b>			
<p>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):</p> <ul style="list-style-type: none"> <li>• Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road</li> <li>• Leisure Town Road from Alamo Drive to Vanden Road</li> <li>• Ulatis Drive from Nut Tree Road to Leisure Town Road</li> </ul>	<p>CMO, CD, &amp; PW</p>	<p>Unscheduled</p>	<p>This task will be led by the County of Solano.</p>

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APPENDIX 8: PERFORMANCE TRACKING FOR THE GENERAL PLAN EIR MITIGATION AND MONITORING PROGRAM

<b>Transportation and Traffic</b>			
<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"> <li>• Southbound approach: Convert the southbound through-right shared lane in order to a through lane and add a southbound right-turn lane to provide an exclusive right-turn lane, a through lane, a left-turn lane.</li> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>The timing of this project is to be determined</p>
<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"> <li>• Westbound approach: Convert the westbound 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>The City will update its Capital Improvement Program (CIP), consistent with the 6/28/2022 AB1600 study improvements, to ensure traffic infrastructure can continue to support new development.</p>

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<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"> <li>• 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.</li> <li>• Southbound approach: Convert the southbound left-through lane to an exclusive left-turn lane to provide two left-turn lanes and two through lanes.</li> <li>• Modify the traffic signal phasing to provide a protected left-turn phase on the south-bound approach</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• Eastbound approach: Add an east-bound left-turn lane to provide dual left-turn lanes, a through lane, and a right-turn lane.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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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]: • 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.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
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<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"> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> <li>• Westbound approach: Modify the traffic signal to provide overlap right-turn phasing for the westbound right-turn movement.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<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"> <li>• Northbound approach: Convert a northbound 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.</li> <li>• Westbound approach: Prohibit westbound 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<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"> <li>• Northbound approach: Add a northbound 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.</li> <li>• Southbound approach: Add a southbound 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.</li> <li>• Westbound approach: Convert a westbound through lane to a left-turn lane to provide three left-turn lanes, two through lanes, and one right-turn lane.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<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"> <li>• Southbound approach: Add a southbound 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.</li> <li>• South leg: Add a corresponding receiving lane on the south leg of the intersection.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> <li>• Northbound approach: Prohibit northbound U-turn movement.</li> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<p>TRAF-14 - The City of Vacaville shall implement the following measure [for the Peabody Road at Foxboro Parkway intersection]: • 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.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> <li>• Northbound approach: Prohibit northbound U-turn movement.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<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"> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> <li>• Westbound approach: Convert the westbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<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"> <li>• Eastbound approach: Add an eastbound left-turn lane to provide two left turn lanes, a through lane, and a through-right shared lane.</li> <li>• Northbound approach: Convert the northbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<p>TRAF-19 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Midway Road intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</p>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<p>TRAF-20 - The City of Vacaville shall implement the following measure [for the Monte Vista Avenue at Airport Road intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<p>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]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<p>TRAF-22 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Westbound Ramps]:</p> <ul style="list-style-type: none"> <li>• Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<p>TRAF-23 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Gilley Way intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<p>TRAF-24 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Marshall Road intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> <li>• Alternative mitigation measures: will need to be evaluated at this location, such as closing the median, or "worm islands" that restrict left turns. Because the implementation of a traffic signal would conflict with other plans and policies.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>On November 11, 2022, the City Council adopted Resolution 2022-104 certifying the Greentree Environmental Impact Report including approving the water supply assessment, adopting the finding of facts, adopting a mitigation monitoring and reporting plan, rejecting the land use alternatives, and adopting a statement of overriding considerations for the Greentree project.</p> <p>With the approval of the Greentree General Plan amendment, this intersection is removed. The intersection of Leisure Town Road and Poplar Rd will have a 4th leg and will be signalized. The development of Greentree will signalize the intersection.</p>

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<p>TRAF-25 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at the North-South Arterial intersection]: • Provide a storage pocket on the south leg to allow a two-stage, eastbound, left-turning movement.</p>	<p>PW</p>	<p>Completed</p>	<p>This improvement was completed with Jepson Phase I.</p>
<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"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> <li>• 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.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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<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"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• Install stop signs on the eastbound and westbound approaches to provide all-way stop control at the intersection.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• Northbound approach: Modify the traffic signal to allow an overlapping right-turn movement.</li> <li>• Westbound approach: Prohibit westbound U-turn movements.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>

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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"> <li>• 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.</li> <li>• Southbound approach: Add one south-bound through lane to provide one left-turn lane and two through lanes.</li> </ul>	<p>PW</p>	<p>Unscheduled</p>	<p>See Status of TRAF-1</p>
<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"> <li>• 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.</li> </ul>	<p>City of Fairfield, PW &amp; Solano Transportation</p>	<p>Unscheduled</p>	<p>The City of Vacaville has no jurisdiction over improvements in another agency's jurisdiction. However, the City will work with and encourage Solano Transportation Authority, the City of Fairfield, and Caltrans to implement these improvements.</p>

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<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"> <li>• Eastbound approach: Add an eastbound left-turn lane to provide three left-turn lanes and two through lanes.</li> <li>• 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.</li> <li>• Southbound approach: Prohibit south-bound U-turn movement.</li> </ul>	<p>City of Fairfield, PW, &amp; Solano Transportation</p>	<p>Unscheduled</p>	<p>See Status of TRAF-31</p>
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<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"> <li>• Northbound approach: Add one northbound 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.</li> <li>• Southbound approach: Add two southbound through lanes and one right-turn lane to provide one left-turn lane, three through lanes and two right-turn lanes.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>City of Fairfield, PW, &amp; Solano Transportation</p>	<p>Unscheduled</p>	<p>See Status of TRAF-31</p>
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<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:</p> <p>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>City of Fairfield, PW, &amp; Solano Transportation</p>	<p>Unscheduled</p>	<p>See Status of TRAF-31</p>
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<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>City of Vacaville - Update the Vacaville Municipal Code. The 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. ECAS mitigation measures are to be added during 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 as part of the conditions of approval for projects.</p>
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<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>			
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APPENDIX 9: HOUSING ELEMENT IMPLEMENTATION PROGRESS REPORT

Name of Program	City Dept <sup>1</sup>	Timeframe in H.E	Status of Program Implementation
HE-1 Density Bonus (a)	CD	December 2024, then every two years thereafter (2026, 2028, 2030)	Work on this program is underway and the initial phase is due in December 2024. It is anticipated to be completed by June/July 2024.
HE-1 Density Bonus (b)	CD	Ongoing	This program is being implemented on an ongoing basis.
HE-1 Density Bonus (c)	CD	Ongoing	This program is being implemented on an ongoing basis.
HE-2 Special Housing Needs and Underserved Populations (a)	HCS	Meet by 2023, and annually thereafter; launch the program by October 2024	A meeting with North Bay Regional Center and other community partners was held on December 8, 2023, to discuss partnerships to launch and implement an outreach program to meet the needs of residents in Vacaville living with disabilities.
HE-2 Special Housing Needs and Underserved Populations (b)	HCS	October 2023	This program is complete. The materials were prepared and are available on the City's <a href="#">website</a> and at the Building Division counter. The Planning Commission received an information presentation regarding Universal Design on November 7, 2023.
HE-2 Special Housing Needs and Underserved Populations (c)	HCS	(i) October 2024; (ii) June 2026; (iii) June 2026	No update in 2023.

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<p>HE-2 Special Housing Needs and Underserved Populations (d)</p>	<p>HCS</p>	<p>(i) ongoing; (ii) ongoing; (iii) ongoing; (iv) RFP by December 2023, entitlements by June 2025, and building permits by May 2026</p>	<p>On July 25, 2023, City Council Approved Resolution No. 2023-066 Implementing Program HE-2d of the 2023-2031 Housing Element by declaring city-owned property at 5763 Vanden Road (APN 0136-080-040) to be exempt surplus land and authorizing the city manager or his designee to initiate the competitive bid process as required by the surplus land act for the development of affordable housing with a military focus. The City Manager's Office continued to participate in the Travis Regional Armed Forces Committee (TRAFAC) to discuss the needs of military personnel and their households. The City released a Request for Proposals for the development of the Vanden Town Home project on City-owned property that prioritizes military members or veterans on November 27, 2023, with responses due in January 2024. City staff interviewed potential developers on February 13, 2024.</p>
<p>HE-2 Special Housing Needs and Underserved Populations (e)</p>	<p>HCS</p>	<p>Annually</p>	<p>A meeting with developers was held on January 31, 2024.</p>
<p>HE-2 Special Housing Needs and Underserved Populations (f)</p>	<p>HCS</p>	<p>Ongoing</p>	<p>This program is being implemented on an ongoing basis. No extremely low-income housing projects were submitted in 2023.</p>
<p>HE-2 Special Housing Needs and Underserved Populations (g)</p>	<p>HCS</p>	<p>December 2024, and ongoing thereafter</p>	<p>This program is not yet underway but will be completed by December 2024.</p>

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HE-3 Variety of Housing Types (a)	CD	Ongoing	No update in 2023
HE-3 Variety of Housing Types (b)	CD	December 2024	Work on this program is underway and the initial phase due in December 2024 is anticipated to be completed by June/July 2024.
HE-3 Variety of Housing Types (c)	HCS	Annually	A meeting with developers was held on January 31, 2024.
HE-3 Variety of Housing Types (d)	CD	Annually	A meeting with developers was held on January 31, 2024.
HE-3 Variety of Housing Types (e)	CD	Annually	A meeting with developers was held on January 31, 2024.
HE-4 ADUs/JADUs (a)	CD	December 2025	Work on this program is underway and the initial phase due in December 2024 is anticipated to be completed by June/July 2024.

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HE-4 ADUs/JADUs (b)	CD	December 2025	This program is in progress. City of Vacaville staff has begun discussions with other Solano County planning agency staff to discuss opportunities to create this resource program.
HE-4 ADUs/JADUs (c)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (d)	CD	December 2025	This topic was briefly highlighted at the developers meeting on January 31, 2024. In 2024, staff will begin implementing this program by creating maps of moderate and high-resource areas and examining housing opportunity sites.
HE-4 ADUs/JADUs (e)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (f)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (g)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (h)	CD	December 2025	No update in 2023

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HE-4 ADUs/JADUs (i)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (j)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (k)	CD	December 2025	This program is underway. City staff has worked with the Solano County Planning Collaborative to create an initial informational website to be launched in the first quarter of 2024.
HE-4 ADUs/JADUs (l)	CD	December 2025	No update in 2023
HE-4 ADUs/JADUs (m)	CD	December 2025	No update in 2023
HE-5 Affordable Housing Construction (a)	HCS	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023

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HE-5 Affordable Housing Construction (b)	HCS	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023
HE-5 Affordable Housing Construction (c)	HCS	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023
HE-5 Affordable Housing Construction (d)	HCS	Initial assessment by March 2024; initiation of selected strategies by March 2026	No update in 2023
HE-5 Affordable Housing Construction (e)	HCS	Ongoing	No update in 2023
HE-5 Affordable Housing Construction (f)	HCS	Ongoing	No update in 2023

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HE-6 Supportive Housing (a)	HCS	June 2024, then annually thereafter	No update in 2023
HE-6 Supportive Housing (b)	HCS	June 2024, then annually thereafter	No update in 2023
HE-6 Supportive Housing (c)	CD	December 2024	No update in 2023.
HE-7 Emergency Shelters (a)	HCS	Ongoing	The City began operating an emergency center during extreme weather beginning in November 2023.
HE-7 Emergency Shelters (b)	HCS	January 2024, then annually thereafter	No update in 2023
HE-7 Emergency Shelters (c)	HCS	January 2024, then annually thereafter	No update in 2023
HE-8 Adequate Sites (a)	CD	Annually	No update in 2023
HE-8 Adequate Sites (b)	CD	Ongoing, as needed	No update in 2023

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HE-8 Adequate Sites (c)	CD		Quarterly monitor, if additional capacity is needed identify within 6 months	No update in 2023
HE-9 Sites Included in Previous Cycles	CD		Ongoing	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High-Density Limited Zoning District; and Amending Title 14 of the Vacaville Municipal Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-10 Infill Development (a)	CD		January 2025, then annually thereafter	No update in 2023
HE-10 Infill Development (b)	CD		Ongoing	No update in 2023
HE-10 Infill Development (c)	CD		As needed	No update in 2023
HE-10 Infill Development (d)	CD		Ongoing	No update in 2023
HE-11 Streamlining Housing (a)	CD		Ongoing	No update in 2023
HE-11 Streamlining Housing (b)	CD		Ongoing	No update in 2023

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HE-11 Streamlining Housing (c)	CD	January 2024	No update in 2023
HE-11 Streamlining Housing (d)	CD	Conduct initial assessment by January 2024; ensure progress by June 2024	No update in 2023

HE-12 Centralized Housing Services Coordinator (a)	HCS	September 2023 (job classification); March 2024 (financial requirements)	A draft job classification to establish a Centralized Housing Services Coordinator has been prepared.
HE-12 Centralized Housing Services Coordinator (b)	HCS	January 2025	No update in 2023.
HE-13 Community Support	HCS	Ongoing, as needed	No update in 2023
HE-14 Development Fees (a)	CD	December 2025, then ongoing thereafter	No update in 2023
HE-14 Development Fees (b)	CD	December 2025, then ongoing thereafter	No update in 2023

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HE-14 Development Fees (c)	CD	December 2025, then ongoing thereafter	No update in 2023
HE-15 Planning Regulation Amendments (a)	CD	December 2024	On July 25, 2023, City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High Density Limited Zoning District; and Amending Title 14 of the Vacaville Municipal Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-15 Planning Regulation Amendments (b)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (c)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (d)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (e)	CD	December 2024	No update in 2023

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HE-15 Planning Regulation Amendments (f)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (g)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (h)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (i)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (j)	CD	December 2024	No update in 2023
HE-15 Planning Regulation Amendments (k)	CD	December 2024	No update in 2023
HE-16 Inclusionary Housing Ordinance	HCS	December 2023	No update in 2023

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HE-17 Citywide Densities and Zoning (a)	CD	December 2026	No update in 2023
HE-17 Citywide Densities and Zoning (b)	CD	December 2026	No update in 2023
HE-17 Citywide Densities and Zoning (c)	CD	December 2026	No update in 2023
HE-17 Citywide Densities and Zoning (d)	CD	December 2026	No update in 2023
HE-17 Citywide Densities and Zoning (e)	CD	December 2026	No update in 2023
HE-17 Citywide Densities and Zoning (f)	CD	December 2026	No update in 2023
HE-17 Citywide Densities and Zoning (g)(i)(ii)	CD	December 2024; monitor iii. and iv.in January 2026 and January 2029; conduct an assessment of item iii mid-cycle	No update in 2023

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HE-18 Site Inventory Rezone Program (a)	CD	July 2023	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High-Density Limited Zoning District; and Amending Title 14 of the Vacaville Municipal Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-18 Site Inventory Rezone Program (b)	CD	July 2023	On July 25, 2023 City Council Approved Ordinance No. 1984 Implementing Housing Element Programs HE-9, HE-15, HE-18a, and HE-18b; adopting the newly created Residential High-Density Limited Zoning District; and Amending Title 14 of the Vacaville Municipal Code by change of zoning map for various affected properties throughout the City of Vacaville and by change of Land Use and Development Code text to division 14.02 entitled interpretations and definitions, division 14.05 entitled planned growth, and division 14.09 entitled zoning.
HE-19 Alternative Parking Standards (a)	CD	December 2025	No update in 2023
HE-19 Alternative Parking Standards (b)	CD	December 2025, then ongoing thereafter	No update in 2023
HE-20 Nut Tree Airport	CD	January 2028	No update in 2023. Staff intends to consult and work with Solano County/Airport Land Use Commission staff to explore this topic within the Housing Element timeframe.

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HE-21 Energy Conservation (a)	CD	Ongoing, as needed	No update in 2023
HE-21 Energy Conservation (b)	CD	Ongoing, as needed	No update in 2023
HE-21 Energy Conservation (c)	CD	Ongoing, as needed	No update in 2023
HE-21 Energy Conservation (d)	CD	Ongoing, as needed	No update in 2023
HE-21 Energy Conservation (e)	CD	Ongoing, as needed	No update in 2023
HE-22 Water and Sewer Prioritization for Affordable Housing	CD	Ongoing, as needed	No update in 2023
HE-23 Below Market-Rate Loan Programs	HCS	Start to pursue funding by June 2024; provide/advertise assistance ongoing, as needed	No update in 2023.

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<p>HE-24 First Time Homebuyer (a)</p>	<p>HCS</p>	<p>Ongoing, as funding is secured</p>	<p>During 2023, the City pursued receiving a Standard Agreement from HCD for the awarded 19-HOME-14976 for First Time Homebuyer Down Payment Assistance. To date, HCD has responded that the program is suspended. The City applied for and received an award of Permanent Local Housing Allocation to be used for predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI. The City's grant contractor continues to pursue funding mechanisms for First Time Homebuyer opportunities on an ongoing basis. The City HUD Certified Housing Counseling Center conducted two (2) in-person Homebuyer Education Learning Program (HELP) workshops with 30 participants and individual counseling was provided to thirty-four (34) households.</p>
<p>HE-24 First Time Homebuyer (b)</p>	<p>HCS</p>	<p>Ongoing, as funding is secured</p>	<p>During 2023, the City pursued receiving a Standard Agreement from HCD for the awarded 19-HOME-14976 for First Time Homebuyer Down Payment Assistance. To date, HCD has responded that the program is suspended. The City's grant contractor continues to pursue funding mechanisms for First Time Homebuyer opportunities on an ongoing basis.</p>
<p>HE-24 First Time Homebuyer (c)</p>	<p>HCS</p>	<p>Ongoing, as funding is secured</p>	<p>The City HUD Certified Housing Counseling Center conducted two (2) in-person Homebuyer Education Learning Program (HELP) workshops with 30 participants and individual counseling was provided to thirty-four (34) households.</p>
<p>HE-25 Housing Rehabilitation (a)</p>	<p>HCS</p>	<p>Conduct initial assessment by December 2023; initiate actions by January 2026</p>	<p>The result of the initial assessment conducted in December 2023 found that the City secured \$1,025,680 in Permanent Local Housing Allocation funds. 70% of funds are to be used for affordable rental housing (\$717,976) and 30% of funds are to be used for affordable ownership housing (\$307,704). As of December 2023, PLHA funding has not been budgeted by the City Council.</p>

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HE-25 Housing Rehabilitation (b)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2027	The result of the initial assessment conducted in December 2023 found that no rehabilitation assistance programs for lower-income households have been adopted or budgeted by the City Council.
HE-25 Housing Rehabilitation (c)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2028	The result of the initial assessment conducted in December 2023 found that a Fair Housing workshop was held on April 18, 2023 in partnership with Legal Services of Northern CA and HUD’s Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The workshop discussion included lease terms, landlord/tenant laws, rent delinquency, protected classes, and reasonable accommodations.
HE-25 Housing Rehabilitation (d)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2029	The result of the initial assessment conducted in December 2023 found that the municipal code update has not been updated as of the date of this assessment. However, the City Code Enforcement Division processed 12 vacant property cases in 2023.
HE-25 Housing Rehabilitation (e)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2030	The result of the initial assessment conducted in December 2023 found that the City has not identified any financial opportunities to fund additional staff to conduct strict enforcement of bank-owned properties and other foreclosed homes as funding allows.
HE-25 Housing Rehabilitation (f)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2031	The result of the initial assessment conducted in December 2023 found that the City has not identified any financial opportunities to fund additional staff to implement a proactive code enforcement program for owners of affordable units. However, the City continued to work with one owner of a deed-restricted affordable apartment complex to address the quality of the complex including general health and safety items including addressing deteriorated landscaping and infestation as well as health and safety items for individual apartments such as: ensuring windows and doors lock, smoke detectors are operable, addressing trip hazards and plumbing issues/leaks.

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HE-25 Housing Rehabilitation (g)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2032	The result of the initial assessment conducted in December 2023 found that the City secured \$1,025,680 in Permanent Local Housing Allocation funds. 70% of funds are to be used for affordable rental housing (\$717,976) and 30% of funds are to be used for affordable ownership housing (\$307,704). As of December 2023, PLHA funding has not been budgeted by the City Council.
HE-25 Housing Rehabilitation (h)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2033	The result of the initial assessment conducted in December 2023 found that the City secured \$1,025,680 in Permanent Local Housing Allocation funds. 70% of funds are to be used for affordable rental housing (\$717,976) and 30% of funds are to be used for affordable ownership housing (\$307,704). As of December 2023, PLHA funding has not been budgeted by the City Council.
HE-26 Condominium Conversion Ordinance	CD	Ongoing	The citywide apartment vacancy rate was not above 3 percent and no applications for conversions were accepted.
HE-27 At-Risk Units (a)	HCS	Ongoing	The City maintains a directory of all below-market-rate units and when their regulatory restrictions expire.
HE-27 At-Risk Units (b)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	There were no units that may convert to market-rate units in 2023.
HE-28 Fair Housing (a)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City is implementing the strategies identified in the 2020-2025 Analysis of Impediments to Fair Housing.

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HE-28 Fair Housing (b)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City annually facilitates a Fair Housing workshop in partnership with Legal Services of Northern CA and HUD’s Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The City has initiated contact with Fair Housing Advocates of Northern California to begin discussions for options on partnering on fair housing services currently offered by Fair Housing Advocates of Northern California in Vacaville.
HE-28 Fair Housing (c)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently requires Landlords with two (2) or more units for rent to obtain a business license. The City will further investigate the feasibility of implementing a training requirement for these licensees.
HE-28 Fair Housing (d)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City of Vacaville Housing and Community Services Department (HCSD) provides three (3) brochures in its self-help resource center related to fair housing laws, rights, requirements, and resources. Housing Choice Voucher participants are provided this information in program briefing packets and Housing Counseling Center participants are provided this information during registration. A link to the HUD Fair Housing and Equal Opportunity website as well as fair housing information is also posted on the City’s website. The HCSD also provides this information at community meetings attended when possible.
HE-28 Fair Housing (e)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently makes referrals to Legal Services of Northern California and the Solano County Superior Court Unlawful Detainer advisory hotline for those seeking legal counseling and representation for fair housing-related concerns.
HE-28 Fair Housing (f)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently provides translation and interpretation services face-to-face, via video remote, and by telephone upon request for the public.

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HE-28 Fair Housing (g)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City currently has a Language Assistance Plan and that the plan is updated regularly to ensure that targeted multilingual outreach strategies are developed and followed to encourage underrepresented groups to participate in homeownership programs.
HE-28 Fair Housing (h)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City does not currently track reasonable accommodation complaints; however, annually facilitates a Fair Housing workshop in partnership with Legal Services of Northern CA and HUD’s Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The workshop discussion included lease terms, landlord/tenant laws, rent delinquency, protected classes, and reasonable accommodations.
HE-28 Fair Housing (i)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City completed a comprehensive transit service analysis in accordance with the City Coach Public Participation Plan in September of 2022. The next analysis is scheduled to be completed in 2025.
HE-28 Fair Housing (j)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that in April 2023, the City celebrated Fair Housing Month by promoting youth and adult education and outreach by conducting a community-wide essay contest and having the City Council proclaim April Fair Housing Month.
HE-28 Fair Housing (k)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City completed the 2020-2025 Analysis of Impediments to Fair Housing in 2020. The next analysis is scheduled to be completed in 2025.
HE-28 Fair Housing (l)	HCS	Conduct initial assessment by December 2023; initiate actions by January 2026	The result of the initial assessment conducted in December 2023 found that the City does not currently contract with an independent Fair Housing Agency/Legal Services Provider to receive fair housing complaints. The City has initiated contact with Fair Housing Advocates of Northern California to begin discussions for options on partnering on fair housing services currently offered by Fair Housing Advocates of Northern California in Vacaville.

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HE-29 Support for Agencies Serving the Homeless (a)	HCS	Ongoing; conduct mid-cycle evaluation by January 2027	No update in 2023
HE-29 Support for Agencies Serving the Homeless (b)	HCS	Ongoing; conduct mid-cycle evaluation by January 2027	The Regional Homeless Subcommittee has disbanded with all members now continuing participation through Community Action Partnership Solano, JPA (CAP Solano, JPA).
HE-29 Support for Agencies Serving the Homeless (c)	HCS	Ongoing; conduct mid-cycle evaluation by January 2027	During the reporting period, through grant funding and in-kind services, the City has provided support services to CAP Solano, JPA, and four (4) non-profit agencies including Vacaville Solano Services Corporation. In addition, the City reached out to and provided technical assistance to 10 non-profit agencies involved with providing services to the homeless.
HE-29 Support for Agencies Serving the Homeless (d)	HCS	Ongoing; conduct mid-cycle evaluation by January 2027	The City continued to participate in the role of Board Member and Fiscal Agent/Program Administrator with CAP Solano, JPA.
HE-29 Support for Agencies Serving the Homeless (e)	HCS	Ongoing; conduct mid-cycle evaluation by January 2027	No PIT Count was conducted in 2023.
HE-30 Emergency Housing (a)	PD	Ongoing	No update in 2023
HE-30 Emergency Housing (b)	PD	Ongoing	No update in 2023

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HE-31. Homelessness Continuum of Care	HCS	Ongoing	The City continued to participate in the role of Board Member and Fiscal Agent/Program Administrator with CAP Solano, JPA, and oversee the Homelessness Continuum of Care.
HE-32. Low Barrier Housing	HCS	Initial outreach by December 2023; program development by January 2025	Pony Express Senior Apartments provides 59 units of rent-restricted housing to seniors at or below 40% area median. 29 units are available to extremely low-income seniors (below 30% ami) and 30 to 40% ami seniors. 15 units are set aside for homeless seniors with supportive services. Construction commenced in July 2021 and the apartments opened for leasing in December 2023. The City supported this project through deferred predevelopment and land acquisition loans and 59 housing choice vouchers. In addition, during the reporting period, the City collaborated with 1 local non-profit organization and 3 other partners to discuss the provision of housing with support services to implement a Low Barrier Housing or similar program. As a member agency of CAP Solano, JPA, the City supported the allocation of approximately \$560,000 to Shelter, Inc. to provide shelter-based mental health case management services. CAP Solano, JPA also allocated approximately \$1.083M to the City of Vallejo towards the development of a regional low-barrier navigation center.
HE-33 Housing Choice Voucher Program (a)	HCS	Ongoing	The Vacaville Housing Authority continued to implement the HUD Housing Choice Voucher Program.
HE-33 Housing Choice Voucher Program (b)	HCS	Ongoing	In 2023, the Vacaville Housing Authority applied for additional Family Unification Program Vouchers to assist families for whom inadequate housing is a primary factor in: 1) The imminent placement of the family's child or children in out-of-home care, or the delay in the discharge of the child or children to the family from out-of-home care, and 2) Youth at least 18 years old and not more than 24 years old who left foster care at age 16 or older and who lack adequate housing. The Vacaville Housing Authority will continue to apply for additional Housing Choice Vouchers as opportunities become available.

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HE-33 Housing Choice Voucher Program (c)	HCS	Ongoing	The Vacaville Housing Authority continued to implement the Section 8 Homeownership Program and maintained the 1,392 vouchers currently allocated to the Housing Authority.
HE-33 Housing Choice Voucher Program (d)	HCS	Ongoing	The Vacaville Housing Authority continued to provide referral services and information to residents on programs ensuring that all information was offered digitally and physically and in languages as appropriate per the Housing Authority Language Assistance Plan.
HE-33 Housing Choice Voucher Program (e)	HCS	Ongoing	The Vacaville Housing Authority continued to coordinate with community-based organizations that serve Vacaville’s special needs populations to reach households that would qualify for housing choice voucher programs.
HE-33 Housing Choice Voucher Program (f)	HCS	Ongoing	In 2023, the Vacaville Housing Authority was approved to and developed a Landlord Incentive Program to increase voucher acceptance in high- and moderate-resource areas to increase opportunities for housing mobility. The program will launch in Spring 2024.
HE-33 Housing Choice Voucher Program (g)	HCS	Ongoing	A Fair Housing workshop was held on April 18, 2023, in partnership with Legal Services of Northern CA and HUD’s Department of Fair Housing and Equal Opportunity for owners, property managers, and tenants. The workshop discussion included lease terms, landlord/tenant laws, rent delinquency, protected classes, and reasonable accommodations. In addition, during the reporting period, the City has initiated contact with Fair Housing Advocates of Northern California to begin discussions for options on partnering on fair housing services currently offered by Fair Housing Advocates of Northern California including conducting test applications at properties in Vacaville.
HE-33 Housing Choice Voucher Program (h)	HCS	Ongoing	No update in 2023.

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HE-34 Demolitions, Replacement Housing, and Displacement (a)	HCS	December 2027	No update in 2023.
HE-34 Demolitions, Replacement Housing, and Displacement (b)	HCS	Ongoing, as needed	No households faced displacement as a result of local government action in 2023.
HE-35. Housing Counseling Assistance	HCS	Ongoing	The City HUD-Certified Housing Counseling Center provided individual non-delinquency post-purchase counseling to two (2) households to assist clients with options on continued affordability or refinancing of existing mortgage debt and/or review of any applicable loan documents as well as provided housing counseling in financial management for these households.
HE-36 Educational Opportunities (a)	HCS	Ongoing	No update in 2023
HE-36 Educational Opportunities (b)	HCS	Annually	The City continued to work with nonprofits and social service agencies that provide after-school programs/childcare in low-income neighborhoods including Leaven Kids, the Boys & Girls Club, and Child Start/HeadStart by with facility and/or grant funding.
HE-37 Housing Needs Data (a)	CD	Annually, as feasible	No update in 2023.
HE-37 Housing Needs Data (b)	CD	Annually, by April 1	No update in 2023

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HE-38 Nongovernmental Constraints (a)	CD	October 2023	No update in 2023
HE-38 Nongovernmental Constraints (b)	CD	December 2024, then every two years thereafter (2026, 2028, 2030)	No update in 2023
HE-38 Nongovernmental Constraints (c)	CD	Ongoing, as needed	No update in 2023
HE-39 CEQA (a)	CD	December 2026	No update in 2023
HE-39 CEQA (b)	CD	December 2026	No update in 2023
HE-40 Place-Based Community Conservation and Revitalization Strategies (a)	HCS	Ongoing	No update in 2023
HE-40 Place-Based Community Conservation and Revitalization Strategies (b)	HCS	July 2023	No update in 2023

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**Table 1**  
**2023 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	Zoning Designation	Notes
Arroyo Vista	125-050-090	3.89	8	RE	
NWC W Monte Vista/N Orchard	125-235-430	.99	24	RH	
Cernon Street	125-272-110	0.35	10	DC	2 sets of Consolidated Sites
	125-272-120	0.35	10		
	125-272-180	0.46	12		
	125-272-190	1	26		
Butcher Road	127-070-010	1.29	16	CG	Consolidated Sites
	127-070-030	0.85	11		
	127-070-300	0.84	11		
Butcher Road (Proposed MF Site)	127-070-500	1.46	36	RH	
151 Butcher Road 121 Butcher Road 950 Alamo Drive	127-080-090	0.49	6	CG	Consolidated Sites
	127-080-410	0.45	6		
	127-080-440	0.73	9		
1241 Alamo Drive	127-090-250	1.56	19	CO	

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Gibson/Vine Estates	129-020-090	9.49	9	RE
Vine Meadows	129-110-040	8.78	8	RE
Vine Trees	129-140-060	18.46	17	RE

<b>Property Name</b>	<b>APN(s)</b>	<b>Acreage</b>	<b>Development Potential</b>	<b>Zoning Designation</b>	<b>Notes</b>
Vine Glen (Breese)	129-170-010	1.9	2	RE	
Vine Glen (Breese)	129-170-050	4.4	4	RE	
Markham Ave – North of Wesley Ave.	129-201-050	0.17	5	RH	
681 Markham Ave	129-202-010	0.44	11	RH	
1312 Callen Street	129-280-460	1.01	13	CG	
1521 E. Monte Vista	129-350-260	1.95	24	CG	
Markham Site West	130-010-250	0.51	8	RH	
140 Depot Street	130-122-070	0.16	5	DC	Consolidated Sites
818 E Monte Vista Ave	130-122-040	0.16	5		
150 Depot Street	130-122-210	0.29	8		
NWC Wilson Street and Catherine Street	130-202-130	0.31	9	DC	
324 Wilson Street	130-205-040	0.13	4	DC	
342 Wilson Street	130-205-160	0.12	4	DC	
409 Boyd Street	130-234-030	0.26	7	DC	
424 Davis Street	130-241-050	0.15	4	DC	
Travis Credit Union Headquarters Remainder	131-020-600	9.56	115	CO	
Elmira Road and Aegean Way	131-051-080	0.27	4	CG	
Elmira Road and Aegean Way	131-051-090	0.23	3	CG	
Hume Way	131-060-400	1.26	16	CG	Next to Meeks Hardware
508 Elmira Road	131-240-220	11.41	31	RLM	Former SID Headquarters

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Davis Street	131-500-030	0.63	8	CG	Next to Quick Quack Car Wash
Davis Street	131-500-050	0.73	9	CG	Next to Quick Quack Car Wash

<b>Property Name</b>	<b>APN(s)</b>	<b>Acreage</b>	<b>Development Potential</b>	<b>Zoning Designation</b>	<b>Notes</b>
Alamo Drive	129-170-010	0.7	17	RH	Next to Mobile Home Park
Adjacent to 99 cents only store	129-170-050	3.76	46	MX	
Southeast Corner Vaca Valley Pkwy and Allison Pkwy	133-014-010	0.15	4	CO	Consolidated
	133-014-020	8.74	210		
	133-014-030	4.13	100		
	133-580-010	8.56	206		
830 Leisure Town Road	133-100-030	0.82	20	CG	Consolidated
Quinn Road	133-100-110	1.28	31		
Quinn Road	133-100-120	1.94	47	CG	
Orange Drive South	133-140-290	0.84	21	RH	Consolidated
	133-150-220	0.64	16		
	133-150-240	2.3	56		
	133-150-250	0.36	9		
Leisure Town Apartments	130-010-250	3.56	86	RH	
SEC Sequoia Dr and Leisure Way	130-122-070	0.36	5	CN	
Leisure Town Apartments	130-202-130	0.65	16	RH	
Nut Tree Court	134-240-840	0.51	7	CO	
2621 Nut Tree Road	136-070-180	0.55	7	CO	

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5763 Vanden Road	136-080-040	8.4	120	RM	Vanden Town Home site
Lagoon Valley Business Park site	128-020-130	19.15	460	BP	
133 Bush Street	130-122-090	0.16	5	DC	
<b>Total</b>		<b>155.8447</b>	<b>2,022</b>		

**Table 2**  
**2023 Annual Review of Housing Unit Mix - Issued Permits**

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

	SF Units	Percent	MF Units	Percent	Total
<b>Housing Mix Target</b>	-	<b>75%</b>	-	<b>25%</b>	-
2010	25,910	79%	6,855	21%	32,765
2011-2016	1,206	70%	508	30%	1,714
2017	275	95%	15	5%	290
2018	196	89%	24	11%	220
2019	376	100%	1	0%	377
2020	418	63%	245	37%	663
2021	374	63%	220	37%	594
2022	230	66%	120	34%	350
<b>2023</b>	<b>227</b>	<b>49%</b>	<b>236</b>	<b>51%</b>	<b>463</b>
<b>Total</b>	<b>29,212</b>	<b>78.4%</b>	<b>8,224</b>	<b>22%</b>	<b>37,436</b>

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