

GENERAL PLAN IMPLEMENTATION PLAN

On August 11, 2015, the City Council adopted Resolution 2015-0714 certifying the General Plan and Energy and Conservation Action Strategy (ECAS) Environmental Impact Report (EIR), and adopting the Vacaville General Plan and Vacaville ECAS. These documents, together with the City's adopted 2015-2023 Housing Element, contain goals, policies, and mitigation measures that must be implemented through a series of tasks. The attached Implementation Plan identifies these tasks and the City department(s) responsible for each task.

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

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

IMPLEMENTATION PLAN – GENERAL PLAN ACTIONS

This section of the Implementation Plan organizes General Plan Actions by element (i.e., Land Use, Transportation). The primary and secondary responsible departments for each Action have also been included. Identifying which Actions should be prioritized and accomplished in each given year, taking into account staff and funding availability, will be an annual responsibility of City staff and the City Council. The General Plan Implementation Plan, in its entirety, will be reviewed each year as part of the Annual Status of the General Plan and Housing Element report.

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
Land Use Element		
LU-A.1.1 - Maintain and replace, as necessary, lighting and landscaping on the City's streets.	PW	
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	
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	
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	
LU-A3.3 - Continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.	CD, PW, & Util	
LU-A3.4 - Continue to revise existing policy plans, which are shown in Figure LU-2, to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.	CD, CS, PW, & Util	
LU-A3.5 - Review and revise the City's capital improvement program annually to ensure that public improvements will be consistent with General Plan policies for residential areas and that progress is made toward implementing these policies.	PW, CD, CMO, & Util	
LU-A3.6 - Develop a focused infrastructure investment plan to serve employment sites.	CMO & PW	
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 into attract those uses to the City.	CMO	
LU-A6.1 - Adopt a General Plan Update cost recovery fee that establishes an impact fee for new development to proportionately pay for the cost of the General Plan Update.	CD & CMO	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
LU-A6.2 - Establish an impact fee for new development in the East of Leisure Town Road and Northeast Growth Areas, which are shown in Figure LU-3 that accounts for the significant infrastructure improvements required to develop these areas.	PW, Util, & CD	
LU-A6.3 - Evaluate competitive cost comparisons to target efforts that assist specific businesses in a way that maximizes benefits for the City of Vacaville. Study impact fees and fiscal impacts as an integral part of economic development planning.	CMO	
LU-A7.1 - Develop online information pages for specific neighborhood areas to provide ongoing information to residents regarding the status of development in their neighborhoods.	CMO, PW, CS, & CD	
LU-A8.1 - Maintain and implement agreements with the Solano Irrigation District, nearby cities, and Solano County, and negotiate agreements with other local government entities to help direct the provision of urban services to urban areas while maintaining as much viable agriculture on prime agricultural soils as is practical.	Util, CD, SID, nearby cities, & Solano County	
LU-A8.2 - Work with Solano County and the Local Agency Formation Commission (LAFCO) to update the Vacaville Sphere of Influence (SOI) to include areas where the city intends to grow, including the area beyond the current SOI but within the Urban Growth Boundary, and to remove areas not identified for annexation. As of the adoption of this General Plan, the City's desired SOI is shown on Figure LU-6.	CD, Solano County, & LAFCO	
LU-A8.3 - In coordination with neighboring jurisdictions and regional and State agencies, develop regional open space programs that will benefit Vacaville.	CS, CD, Solano County, & State Conservation Dept.	
LU-A9.1 - Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.	CD	
LU-A9.2 - Develop a program to provide fast-track permitting for grocery stores in underserved areas and areas identified for increased residential development and mixed use.	CD & all departments processing applications	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
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.	CS & CD	
LU-A9.4 - Establish a process through which a neighborhood can propose and adopt a site as a community garden.	CD & CS	
LU-A9.5 - Work with the local Farmers Market Associations and agricultural producers to identify appropriate locations for farmers markets or local produce stands outside of Downtown during the week.	CD & CS	
LU-A10.1 - Provide staff-level reports to the Planning Commission and City Council with recommendations on ways that the City may address newly emerging public health concerns.	CD & CS	
LU-A10.2 - Hold staff-level meetings with Solano County Public Health to review emerging health issues.	CD, CS, & Solano County Public Health	
LU-A11.1 - Re-evaluate, implement, and maintain the City's Residential Design Requirements for New Single-Family Development, which encourage residential subdivisions that are sensitive to topography, limit use of mass grading, provide for functional and aesthetically pleasing neighborhoods, and provide a variety of housing sizes.	CD, HS	
LU-A11.2 - Update the Land Use and Development Code to include a diagram illustrating the requirements of the buffers between residential areas and business parks, industrial parks, and technology parks.	CD	
LU-A11.3 - Update the Traffic Mitigation Ordinance (Chapter 14.13.180 of the Land Use and Development Code) to address roadway design in residential neighborhoods, including, but not limited to, traffic calming measures.	PW, CD, & FD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
<p>LU-A13.1 - Establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community shopping centers and in highway commercial areas. In neighborhood and community shopping centers, the guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. A range of architectural expression should be allowed. Free-standing uses, such as service stations, banks, and restaurants, should be compatible in design and materials with the main building complex. In highway commercial areas, the guidelines should ensure that the characteristics of major entrances into the community and views from the freeway are not diminished by incompatible uses or inharmonious site development concepts.</p>	<p>CD</p>	
<p>LU-A13.2 - Revise the Land Use and Development Code to set specific limits on the size of neighborhood shopping centers to preserve opportunities for local-serving businesses and to exclude region-serving stores likely to generate high traffic volumes. Require increased setbacks from residential neighborhoods.</p>	<p>CD & CMO</p>	
<p>LU-A13.3 - Revise the Land Use and Development Code to define competing neighborhood commercial uses, and to outline the development review process applicable to addressing development proposals including competing land uses and appropriate siting standards.</p>	<p>CD & CMO</p>	
<p>LU-A14.1 - Establish office design guidelines to govern new construction and alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.</p>	<p>CD</p>	
<p>LU-A15.1 - Continue marketing efforts and assistance to promote the stimulation of job-generating industrial uses in Vacaville.</p>	<p>CD & CMO</p>	
<p>LU-A15.2 - Compile information and/or maps to assist new development in identifying infrastructure availability and assist in economic development efforts for City capital improvement planning.</p>	<p>CMO, PW, & Util</p>	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
<p>LU-A16.1 - Review and revise the adopted Design Requirements for the Main Street Vacaville Historic District to include the entire Downtown area. The guidelines should encourage the renovation and preservation of historic structures in the Downtown Historic District; preserve the architectural, historical, and cultural significance of those buildings; and govern new commercial development and major exterior alterations and additions. As part of these guidelines, define and clarify “gateway” areas to the Downtown. Include criteria and guidelines so that new buildings in the gateway and surrounding areas are compatible with buildings in the Historic District, including building design, building materials, massing, and colors. The guidelines should set a coherent design concept but avoid imposing a rigid, stylistic requirement for individual buildings. Instead, a range of architectural expression should be allowed.</p>	<p>CD & HS</p>	
<p>LU-A16.2 - Continue to implement public improvements that will support revitalization of the Downtown area.</p>	<p>PW, Util, CD, & CMO</p>	
<p>LU-A16.3 - Provide information regarding rehabilitating buildings in the Downtown Historic District to businesses and property owners. The information should include federal, State, and local requirements, and City procedures for design review, conditional use permits, environmental review, and building permits.</p>	<p>CD & CMO</p>	
<p>LU-A16.4 - Amend the Land Use and Development Code to increase the allowed density in the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites, which are shown in Figure LU 8, up to 65 dwelling units per acre.</p>	<p>CD & HS</p>	
<p>LU-A16.5 - Amend the Zoning designations within the Downtown to conform to revised land use designations.</p>	<p>CD</p>	
<p>LU-A16.6 - Prepare a Downtown Specific Plan to provide development standards that will promote the development of the City’s central commercial core and implement policies for the commercial, mixed-use, and employment uses promoted under Goal LU-16.</p>	<p>CD, PW, HS, & CMO</p>	

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Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
<p>LU-A17.1 - Reduce the width of the Agricultural Buffer, located north of Elmira Road, from 500 feet to 300 feet. A 300-foot wide agricultural buffer is consistent with the Solano County General Plan policy that identifies the requirement for 300-foot wide agricultural buffers. Further discussions with SID are required as part of this action, and will be addressed in the Master Water Agreement Amendment. In the event that a 300-foot buffer is not agreed upon as part of the Master Water Agreement Amendment, the buffer shall remain 500 feet in width.</p>	<p>PW, Util, & CD</p>	
<p>LU-A17.2 - Work with the Solano Irrigation District to expand the Urban Service Area and amend the Master Water Agreement to accommodate urban development in the East of Leisure Town Road and Northeast Growth Areas. As part of the Amendment to the Master Water Agreement, consider the width, location, and allowed uses in the agricultural buffer.</p>	<p>Util, CD, PW, & SID</p>	
<p>LU-A18.1 - Amend the City Gateways Design Master Plan and the Land Use and Development Code to include freeway frontage in the Northeast Growth Area and to address billboard development in this area.</p>	<p>CD, PW, & CS</p>	
<p>LU-A19.1 - Amend the Land Use and Development Code to establish an Urban Reserve ordinance. The ordinance shall include criteria necessary to support a General Plan amendment permitting the conversion of the land designated as Urban Reserve to another land use designation. The criteria shall allow consideration of amendments needed to retain a 20-year supply of developable land within the Urban Growth Boundary or to replenish the supply of developable land reduced since General Plan adoption. These findings shall support the General Plan Vision Statement.</p>	<p>CD & CMO</p>	
<p>LU-A19.2 - Update the City's master infrastructure plans to identify the infrastructure requirements for the development of the East of Leisure Town Road and Northeast Growth Areas through the 2035 horizon year. The specific plans for these growth areas shall be consistent with the City's infrastructure master plans.</p>	<p>PW & U</p>	
<p>LU-A19.3 - As part of its regular Municipal Service Review and Comprehensive Annexation Plan updates, the City shall review and analyze the growth and population projections for the East of Leisure Town Road and Northeast Growth Areas in relation to the rest of the city to ensure an adequate, long-term supply of developable residential and non-residential land, and to ensure the City can provide adequate infrastructure and facilities to serve the needs of these growth areas.</p>	<p>CD</p>	

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Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
LU-A20.1 - Identify steps to further support development within Priority Development Areas.	CD, PW, Util, & HS	
LU-A20.2 - Amend the zoning map to identify the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD	
LU-A20.3 - Amend the Land Use and Development Code to provide development and design standards for the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD, PW, Util, & HS	
LU-A22.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P22.1.	CD	
LU-A23.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P23.1.	CD	
LU-A24.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P24.1.	CD	
LU-A26.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.2.	CD	
LU-A26.2 - Amend the Land Use and Development Code to include the development standards and guidelines provided in policy LU-P23.3.	CD	

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Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
Transportation Element		
TR-A1.1 - Consider the impacts of regional development on the Vacaville Transportation Network by reviewing public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. Create a loop street system around the city to avoid over-reliance on Interstate 80 for internal city travel. Construction of the Vaca Valley Parkway Extension, Foxboro Extension, California Drive Extension, and Interstate 80 Overcrossing projects would create the proposed loop street system.	PW, CS, Solano Transportation Authority	
TR-A1.2 - Continue with the design and construction of Jepson Parkway in south Vacaville and within the County between Fairfield and Vacaville under funding agreement administered by the Solano Transportation Authority. To the extent possible, facilitate the design and construction of future segments of Jepson Parkway in Vacaville.	PW & CD	
TR-A1.3 - Continue to support STA updates of the Congestion Management Plan (CMP) and other regional transportation planning efforts.	PW & Solano Transportation Authority	
TR-A3.1 - Develop policies, procedures, and standards for roundabouts and rural roads as part of the update the City's roadway design specifications.	PW & CD	
TR-A3.2 - Continue to track and evaluate available traffic safety data, and establish a means to prioritize and improve circulation facilities as needed to maintain traffic safety (i.e. meet design standards) and levels of service on major arterials. Specific improvements should be identified and implemented on the basis of detailed traffic studies.	PW & CD	
TR-A3.3 - Update the Traffic Impact Fee program to reflect the adopted General Plan and existing land uses to ensure that the level of service standards stated in Policies TR-P3.1 through TR-P3.3 are met to the greatest extent possible.	PW & CD	
TR-A3.4 - Update the Chapter 14.13 of Land Use and Development Code (Traffic Impact Mitigation Ordinance) to be consistent with the level of service policies stated in Policies TR-P3.1 through 3.5.	PW & CD	
TR-A5.1 - As funding permits, improve traffic flows on major arterial streets and continue to implement the coordination of traffic signals at major intersections and along arterial streets during daily peak travel periods.	PW & CD	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
TR-A5.2 - To improve emergency vehicle response times and minimize transit system delays, continue to implement the emergency vehicle traffic signal preemption (EVP) contend and Transit Priority System Priority (Opticom or an approved equivalent) along major response emergency response and transit routes. Require that the system be installed as part of any upgrades or signalizations triggered by new development along these routes.	PW, PD, & FD	
TR-A5.3 - Establish policies and procedures for limiting full access along existing and proposed arterials based on the need to maintain roadway capacity, limit conflicts and improve traffic safety.	PW & CD	
TR-A5.4 - Establish policies, procedures, and standards for implementing improvements that maximize the carrying capacity of arterials.	PW & CD	
TR-A6.1 - Reevaluate the City's Traffic Calming Ordinance to slow traffic on existing local roads and redirect through-traffic. Establish policies, procedures, and standards for evaluating traffic calming measures with new development proposals, both on-site and off-site.	PW & CD	
TR-A7.1 - Continue to support the Solano Transportation Authority's regional Safe Routes to School (SR2S) program as funding and staffing permit.	PW, CD, Solano Transportation Authority	
TR-A7.2 - Update the Land Use and Development Code to require new roadway networks to be designed to accommodate transit vehicles and facilitate efficient transit routes.	PW & CD	
TR-A7.3 - Develop a policy and procedure for evaluating transit demand anticipated from new development and establishing a means for new development to provide for this demand beyond what can be expected from other established funding sources. To the extent possible, develop a means to include anticipated transit demand from development in Short and Long Range Transit Plans.	PW & CD	
TR-A7.4 - Adopt roadway network standards to support a grid network design to establish consistency with Policy TR-P7.7. These standards shall be coordinated with standards for traffic calming measures evaluated as part of Policy TR- A6.1.	PW & CD	
TR-A7.5 - Construct off-site transit facilities to enhance citywide transit service and to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW & CD	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
TR-A7.6 - Support school districts as appropriate in the provision of school bus service, and consider a process to facilitate the development of Operations and service as a Transportation Demand Management (TDM) measure to offset morning peak hour and overall greenhouse gas impacts of new development and existing vehicle traffic to schools. Maintenance districts that would fund school bus	PW & School Districts	
TR-A7.7 - Support the local school districts in efforts to reduce motor vehicle trips, reduce overall traffic congestion, improve school area safety, and promote student health as a TDM measure to offset the impact of new development on citywide congestion levels and greenhouse gas emissions.	PW, School Districts, and Solano Transportation	
TR-A7.8 - Consider including transportation improvements that will support and enhance travel by transit, bicycle, and pedestrian modes in updates to the Development Impact Fee program.	PW & School Districts	
TR-A8.1 - Consider preparing and adopting a Citywide Bicycle Transportation Plan in accordance with the California Streets and Highways Code Section 891.2 to be eligible for Caltrans Bicycle Transportation Account funds as staffing and budget allow.	PW & CD	
TR-A8.2 - Establish a policy on bike storage and parking requirements.	CD & PW	
TR-A8.3 - As budget and staffing allow, establish a signing and marking plan to support the Bicycle Transportation Plan and clearly mark routes to transit stops and significant destinations. The signage plan should also establish priorities for installation of bicycle route signage.	PW & CD	
TR-A8.4 - Research how providing bicycle storage, parking, and other amenities that encourage bicycle trips affects auto trip generation rates as staffing and budget allow.	PW & CD	
TR-A8.5 - Seek funding to construct bicycle infrastructure to enhance the citywide bike route network as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions	PW	
TR-A9.1 - Continue to support and facilitate the ADA Advisory Committee as a means to prioritize and address all barriers for people with disabilities on the City roadway network and at public facilities.	PW & CMO	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
TR-A9.2 - Seek funding to construct off-site pedestrian infrastructure to enhance the citywide pedestrian network (including improved access to transit) as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW	
TR-A10.1 - Amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.	PW & City Attorney	
TR-A12.1 - Continue to implement the Extra-Legal Permit Program to limit truck traffic on local roads.	PW & Caltrans	
TR-A12.2 - Continue to enforce designated truck routes to support truck loads and operations and implement the Extra-Legal Permit Program to appropriately route trucks on the City's roadway network and prioritize roadway design that is needed to support truck loads and operations.	PW & Caltrans	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
<i>Conservation and Open Space Element</i>		
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	
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	
COS-A1.3 - Amend Section 14.09.131, Supplemental Standards, Tree Preservation, of the Land Use and Development Code to include tree protection measures for native trees and woodland habitat.	CD	
COS-A1.4 - Amend the Land Use and Development Code to require all new Specific Plans and the Residential Design Requirements for New Single Family Development to include a resource management component that protects and preserves natural communities, and encourages the use of native vegetation in the landscape plans, and establishes street tree planting standards for new development.	CD & PW	
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, & CS	

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- General Plan Actions**

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

City of Vacaville
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IMPLEMENTATION PLAN- General Plan Actions

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

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

City of Vacaville
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IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
<p>COS-A1.10 - Amend Chapter 14.09.131 of the Land Use and Development Code (Tree Preservation) to require that a tree protection zone be established on a new development site adjacent to work areas to mitigate potential damage to native trees on the site during construction activities. Usually a tree protection zone encompasses the edge of the canopy. A professional arborist shall be consulted prior to construction regarding the specifications of the tree protection zone and the appropriate care for trees before, during, and after construction. Trees whose roots are damaged by the project shall be monitored for five years after the end of construction. Those trees that die within the five-year monitoring period shall be replaced with three native trees. These new re-placement trees shall be covered by the mitigation plan described in Action COS-A1.8.</p>	<p>CD</p>	
<p>COS-A2.1 - Develop a creek protection ordinance requiring development setbacks from creeks and protection of the creeks and associated riparian habitats during construction, and restoration after construction. As part of this ordinance, implement programs to limit invasive non-native species from becoming established or expanding within the city and evaluate public access along creekways to ensure protection of habitat resources and to ensure public safety within creek setback areas. Update the City's Creekways Policy to be consistent with the creek protection ordinance.</p>	<p>CD, PW, & CS</p>	
<p>COS-A2.2 - Establish a single maintenance district to ensure uniform maintenance, management, and invasive species control for selected channels and creeks.</p>	<p>PW & CD</p>	
<p>COS-A3.1 - Adopt an Agriculture Preservation Policy that addresses the width, location, and allowed uses in the 500-foot agricultural buffer, and addresses the right-to-farm</p>	<p>CD & PW</p>	
<p>COS-A4.1 - Adopt an Agricultural Buffer Ordinance and zoning district.</p>	<p>CD</p>	
<p>COS-A4.2 - Adopt a right-to-farm ordinance that informs homebuyers near agricultural operations of the possible negative effects of living near active agricultural operations, such as noise, dust, and spraying.</p>	<p>CD</p>	
<p>COS-A5.1 - Research the formation of an agricultural co-operative for specialty crops to make use of economies of scale and thereby minimize the barriers to providing local crops to Vacaville residents.</p>	<p>CMO & CD</p>	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
COS-A6.1 - Consult with Native American Tribes with ancestral ties to Vacaville to discuss tribal cultural resources and to create agreed upon parameters defining what type of projects will be routinely referred to the Tribes (e.g. project types, projects located in specific geographic locations).	CD & PW	
COS-A7.1 - Hire a cultural resources professional to study the creation of a Historic Preservation District for the residential areas west of Downtown. Use the results of this study to determine whether the district should be established.	CD & CMO	
COS-A9.1 - Implement the Climate Action Plan and monitor its effectiveness every five years by conducting a greenhouse gas emissions inventory. Adjust the Climate Action Plan as needed based on these calculations to en-sure that the City is on track to meet its greenhouse gas emissions reduction target.	CD, CS, FD, PD, & Util	
COS-A9.2 - Continue to provide alternative fuel infrastructure throughout the city, such as elec-tric vehicle charging stations, and conduct periodic studies to ensure that there is demand for such facilities as technologies change.	PW, CD, Util, CS, FD, & PD	
COS-A9.3 - Continue to purchase alternative fuel, low emission vehicles for the City's vehicle fleet.	PW	
COS-A11.1 - Pursue grants to address existing energy inefficiencies in City facilities.	PW & All City Departments	
COS-A11.2 - Review and update the Land Use and Development Code and building codes to allow for innovative energy-efficient technologies as long as they do not significantly conflict with other goals in this General Plan.	CD & PW	
COS-A12.1 - Amend the Land Use and Development Code to identify land use sources of toxic air contaminants and sensitive users.	CD & PW	
COS-A13.1 - Revise the Land Use and Development Code to require water use efficiency best management practices.	CD, PW, & Util	
COS-A13.2 - Continue to implement the City's water efficient-landscape requirements, which address the use of drought-tolerant plant materials and irrigation standards.	CD, PW, & Util	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
COS-A13.3 - Continue to pursue the development of infrastructure for distribution of recycled or non-potable water for irrigation.	Util, CD, & PW	
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.	CD, Util, PW, SID, nearby cities, & Solano County	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
<i>Parks and Recreation Element</i>		
PR-A1.1 - Update the Comprehensive Parks, Recreation, and Open Space Master Plan to include a broader description of desired park facilities and allow staff the flexibility to include the facilities desired by the public, and continue to implement this Master Plan.	CS & CD	
PR-A1.2 - Develop the Trails and Trailhead system as outlined in the Comprehensive Parks, Recreation and Open Space Master Plan. Provide additional trails and facilities where they are feasible and appropriate. Connect the trails system to the bikeways system wherever feasible and appropriate.	CS, CD, CMO, & PW	
PR-A1.3 - Implement a Quimby Ordinance requiring that park provision be considered and in-corporated in the subdivision process.	CS, CD, CMO, & PW	
PR-A2.1 - Adjust park impact fees to reflect a more accurate cost of developing parkland based on real development costs. Include an adjustment factor for the cost of responding to changing requirements, such as the Americans with Disabilities Act, playground safety standards, CEQA requirements, and new building technology that combats vandalism (e.g. concrete tables and video surveillance systems).	CS, PW, & CMO	
PR-A3.1 - Coordinate with public safety staff in the design of parks and in the development of standards for park design. Incorporate these standards into the Update to the Comprehensive Parks, Recreation, and Open Space master Plan.	CS, FD, & PD	
PR-A6.1 - Conduct a review of park and recreation facilities to identify ways that they could be utilized to promote healthy lifestyles and activities for all age levels, including diet, exercise, and mental well-being.	CS & PW	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
Public Facilities and Services Element		
<p>PUB-A1.1 - Develop a public safety facilities plan for fire, rescue, and emergency medical services. Include the following elements in the plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Analysis of current fire, rescue, and emergency medical facilities and equipment, and their adequacy to service the existing planning area. <input type="checkbox"/> 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. <input type="checkbox"/> Response time standards for fire, rescue, and emergency medical services, and adequate personnel and facilities to meet the established standards. <input type="checkbox"/> Hazardous materials use, storage, and disposal standards. <input type="checkbox"/> Detailed Wildland Fire Hazard Area map for areas of local responsibility, similar to Figure SAF-9 in the Safety Element. 	FD & PD	
<p>PUB-A2.1 - Develop a public safety facilities plan for law enforcement services. Include the following elements in the plan:</p> <ul style="list-style-type: none"> • Analysis of current law enforcement facilities and equipment, and their adequacy to service the existing planning area. • Projections of the impacts of new development on the provision of law enforcement services to the existing and new areas of the community. These projections should include the adequacy of facilities and equipment, response times, and communications systems. • Response time standards for law enforcement services, and adequate personnel and facilities to meet the established standards. 	FD, PD & CD	
<p>PUB-A2.2 - Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.</p>	PD, CD, & FD	
<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>	CD, PD, & PW	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
PUB-A7.2 - Amend the Telecommunications chapter of the Land Use and Development Code as needed to keep up-to-date on changes in telecommunications technology and practices.	CD & PW	
PUB-A8.1 - Implement zoning designation(s) that will clearly delineate major institutions and public facilities and their uses and establish appropriate development standards.	CD & PW	
PUB-A9.1 - Consider adopting a procurement ordinance to purchase recycled goods, thereby creating a market for recycled materials.	Finance, CMO, & PW	
PUB-A9.2 - Amend the Land Use and Development Code to require at least 50 percent diversion (i.e. reuse or recycling) of non-hazardous construction waste from disposal.	CMO	
PUB-A10.1 - Continue to update the Urban Water Management Plan every five years.	Util, PW, & CD	
PUB-A11.1 - Continue to update the five-year Capital Improvement Plan to provide for needed water facilities in relation to the City's financial resources.	Util, CMO & PD	
PUB-A11.2 - Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.	Util, PW, & CMO	
PUB-A13.1 - Implement and maintain the Sewer System Management Plan in accordance with regulatory requirements to ensure that the wastewater collection system is adequately sized, protected from deleterious substances, and maintained to minimize the risk of sanitary sewer overflows. Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.	Util, PD, & CMO	
PUB-A14.1 - Continue to update the five-year Capital Improvement Plan to provide for needed wastewater facilities in relation to the City's financial resources.	Util & PW	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
PUB-A14.2 - Develop and maintain, through regular updates, a long-range strategic capital development plan for wastewater facilities consistent with the General Plan.	Util, PW, & CMO	
Safety Element		
SAF-A1.1 - Consider implementing a hazard reduction program for existing development in high-risk zones. This would include inspection of structures for conformance with the Building Code and could give priority for inspection to emergency and critical facilities, older structures, and public facilities.	CD, PW, & FD	
SAF-A2.1 - Study the feasibility of establishing specific fees for those areas in which flooding and drainage problems exist. Assessed fees would be used to mitigate flooding through physical improvements.	PW & CMO	
SAF-A2.2 - Develop a financing plan for the construction of upstream regional flood control detention basins.	PW & CMO	
SAF-A2.3 - Continue to construct upstream regional flood control detention basins.	PW	
SAF-A2.4 - Continue to update the five-year Capital Improvement Plan to provide for needed storm drainage facilities in relation to the City's financial resources.	PW	
SAF -A2.5 - Develop a long-range strategic capital development plan for storm drainage facilities consistent with the General Plan.	PW	
SAF-A2.6 - Update the City's Storm Drainage Master Plan to identify storm drain facility im-provements necessary to eliminate existing flooding hazards and drainage problems.	PW	
SAF-A2.7 - Continue to implement the storm drain facility improvements identified in the City's Storm Drainage Master Plan and the Ulatis System Drainage Study.	PW & Util	
SAF-A2.8 - Continue to cooperate with the Solano County Water Agency on developing a comprehensive stormwater management program to accommodate additional development in undeveloped areas.	PW, Util & Solano Water	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
SAF-A3.1 - Maintain the City's Storm Drainage Master Plan, which ensures that new development adequately provides for on-site and down-stream off-site mitigation of potential flood hazards and drainage problems.	PW, Util & Solano Water	
SAF-A3.2 - Revise the Land Use and Development Code to limit the amount of impervious surfaces in non-residential parking lots.	CD, Util & PW	
SAF-A4.1 - Regularly update the Floodplain Management Ordinance to be in accordance with the National Flood Insurance Rate Map regulations.	PW & CD	
SAF-A4.2 - Assist the Federal Emergency Management Agency in updating the Flood Insurance Rate Maps for the Vacaville area and identi-fying 100-year flood zones.	PW & CD	
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	
SAF-A4.4 - Annually review the Land Use Element to account for new flood information made available during the previous year.	CD & PW	
SAF-A4.5 - Update the Land Use and Development Code to appropriately reflect the Central Valley Flood Protection Plan and to identify current flood hazards and information.	PW & CD	
SAF-A4.6 - Support the efforts of levee owners and regional, State, or federal agencies to design and reconstruct levees that do not meet flood protection standards to bring them into compliance with adopted State and/or federal standards.	PW, levee owners, & other agencies	
SAF-A4.7 - Amend the Safety Element to include the 200-year floodplain map once it becomes available.	PW, levee owners, & other agencies	
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	
SAF-A5.2 - Amend Chapter 14.20.290 of the Vacaville Land Use and Development Code, Standards for New Construction Adjacent to Open Space Lands Where Wildfire is a Threat, to be consistent with State law.	FD & CD	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
SAF-A6.1 - Continue to maintain and implement a hazardous materials information disclosure program.	FD & CD	
SAF-A6.2 - Amend the Land Use and Development Code to specify development standards for properties where hazardous materials are present, including adequate separation and buffers from sensitive uses such as schools, residences, and public facilities.	CD & FD	
SAF-A7.1 - Adopt a comprehensive disaster response plan in coordination with adjoining communities. The plan should include procedures, including teaming and mutual aid, to follow during and after a major earthquake, wildland fire, hazardous substance release, or other catastrophic event.	FD & PD	
SAF-A7.2 - Identify and regularly update emergency access routes.	FD & PD	
SAF-A7.3 - Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	FD & PD	
SAF-A8.1 - Develop a Climate Change Preparedness Plan that will prepare for the impacts of climate change on the city's economic and natural systems and provide a climate-resilient community.	FD, PD & CD	
SAF-A8.2 - Establish a Climate Change Contingency Fund that the City can use to respond to extreme or unusual climate events.	CD & FD	
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	
Noise Element		
NOI-A1.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P1.1.	CD, Solano County, Nut Tree/Travis Airport	
NOI-A2.1 - Request that Caltrans provide sound walls along Interstate 80 adjacent to existing resi-dential areas where sound walls are the only practical noise mitigation.	CD, PW, & Solano Transportation	
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	

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City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Status
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	
NOI-A4.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P4.2	CD, Solano County, Nut Tree/Travis Airport	

IMPLEMENTATION PLAN – ENERGY AND CONSERVATION ACTION STRATEGY (ECAS)

Over the past several years, California's State legislature has adopted a series of laws mandating reductions in greenhouse gas (GHG) emissions (i.e. Executive Orders S-3-05 and S-01-07, 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 Energy and Conservation Action Strategy (ECAS) concurrently with the General Plan on August 11, 2015.

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, by setting a target for GHG reduction and containing measures that demonstrably meet this target, by being adopted publicly following environmental review, and by containing efforts to monitor plan implementation.

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. Communitywide GHG emission reduction measures are exclusively aimed to increase energy independence; reduce spending on gas, electricity, and water; and improve air quality from non-City operations, such as private development. With implementation of the ECAS, the City of Vacaville will reduce its GHG emissions by 21.7 percent below Vacaville's 2020 business-as-usual forecast, and individual projects will be able to streamline their GHG analysis by complying with the ECAS.

If the ECAS fails to meet its adopted target, it is at risk of no longer meeting the standards for a qualified GHG reduction strategy, which may render it subject to legal challenge if used to streamline CEQA environmental review for proposed projects. In addition, not having a qualified GHG reduction strategy would render the City of Vacaville ineligible for certain grant funding opportunities.

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
Land Use		
LU-1 - Encourage all new residential, commercial, and public buildings and places of assembly to include a principal functional entry that faces a public space such as a street, square, park, paseo, or plaza, in addition to any entrance from a parking lot. For other, less public buildings such as warehouses, manufacturing, and storage buildings, encourage entries to ancillary office, break room, or staff uses to face a public space.	CD	
LU-2 - Require new residential projects to include a pedestrian or bicycle through-connection in any new cul-de-sacs, unless prohibited by topographical conditions or other site-specific constraints.	CD & PW	
LU-3 - Require that new neighborhoods be based on traditional residential development patterns (i.e. interconnected streets or a grid pattern) in a variety of densities with a pedestrian-friendly network of streets and parks, unless prohibited by topographical conditions or other site-specific constraints.	CD & PW	
LU-4 - Require adequate pedestrian access to or through all new commercial, residential, and mixed-used development. New pedestrian infrastructure shall incorporate amenities such as street trees to shade sidewalks, lighting, benches, signage, and pedestrian signalization at major transportation points to increase pedestrian convenience, comfort, and safety.	CD & PW	
LU-5 - Encourage a variety of local-serving commercial uses and encourage mixed-use development in the Downtown and RUHD Overlay areas, reducing VMT.	CD & CMO	
LU-6 - During Design Review, encourage street and house orientation in new neighborhoods and roof types that maximize the south-facing exposure of new homes, unless prohibited by topographical conditions or other site-specific constraints.	CD & PW	
LU-7 - Continue to promote the development of employment-generating uses.	CD & CMO	
LU-8 - Discourage density reductions on infill sites within ¼-mile of retail and employment centers and transit routes.	CD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
LU-9 - Require development on infill sites within ¼-mile of retail and employment centers, transit routes, and recreation areas to provide pedestrian and bicycle connections to those destinations.	CD & PW	
LU-10 - As part of each Housing Element Update, continue to study the skills and education levels of Vacaville residents and the housing choices of Vacaville employees, and use the information as a guide for recruiting new firms and housing types to the city to reduce vehicle miles traveled (VMT).	CD, PW, & CMO	
Transportation		
TR-1 - Develop and implement a Bikeway Plan that provides connections to the existing bikeway network and improves access to schools, Downtown, and large employment sites in the northeast quadrant of the city, and include strategies to support bicycle use.	PW & CD	
TR-2 - Continue to require bike parking in new commercial developments and at park-and-ride lots. Long-term parking and areas that are protected from the elements should be provided at park-and-ride lots and for employees in commercial areas. Short-term parking, such as U-racks, should be provided for visitors in commercial areas in close proximity to store entrances.	CD & PW	
TR-3 - Revisit off-street parking ordinances to encourage shared parking and parking maximums. Reduce required parking as an incentive for infill development and the installation of bikeways and bicycle parking.	CD & PW	
TR-4 - Implement a voluntary employer-based trip reduction program for all existing and future employers. The program could include a resource page on the City's website for trip reduction information, a direct link to the Solano-Napa Commuter Information Program website, and promotional events. The City could also encourage employers, including State and County government employers in Vacaville (e.g. the California Medical Facility) to implement ride-sharing programs, such as a carpooling matching service and preferred parking for vanpools and carpools.	PW & CMO	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
TR-5 - Encourage employers to allow telework (where employees work from home or other satellite locations close to home), institute flexible work schedules, and provide employer-sponsored vanpools.	PW	
TR-6 - Continue to support school districts and the Solano Transportation Authority in encouraging participation in Schoolpools, a ridesharing program for school children, and/or work with a private entity to establish a transportation service for children to schools, households, and other activities.	PW	
TR-7 - Encourage new, large employers, defined as having a minimum of 100 employees, to provide employer-sponsored shuttles or vanpools (operated by employees) that provide direct service between major employment centers and the Vacaville Transportation Center.	PW	
TR-8 - Encourage new employers to offer employee parking cash-out. Parking cash out allows workers to receive a regular payment when they consistently forgo the use of a parking spot their vehicle would otherwise occupy.	PW	
TR-9 - Expand the transit network as demand warrants, funding allows, and State farebox recovery is achieved to include service to large employers and park-and-ride lots, and ensure that information about transit connections is added to the City Coach and City of Vacaville's websites.	PW	
TR-10 - Develop a pedestrian plan and implement network improvements, especially where needed to fill in gaps in the existing network. Include baseline data with goals to increase the percent of walking for transportation purposes.	PW, CD, & CS	
TR-11 -Require the provision of secure bike parking, protected from the elements, for multi-unit residential developments that lack individual garages.	CD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
TR-12 - Require developments requiring specific plans to provide land for multi-use trails that connect to existing or future bikeways, according to the adopted bikeway plan.	CD & PW	
TR-13 - Encourage employers to provide end-of-trip facilities for bicyclists, such as secure parking and locker, shower, and changing room facilities.	PW & CD	
TR-14 - Support existing programs that provide incentives for developers and private business to install electric charging vehicle stations in residential and commercial developments.	PW	
TR-15 - Continue to install electric vehicle charging stations in high traffic areas. As charging stations are installed, continue to update the City's map of electric vehicle charging stations on its website and provide information to the Solano Transportation Authority for their public outreach.	PW	
TR-16 - Continue to use solar panels to power or supplement electric vehicle charging stations where geographically possible, demand warrants, and funding allows.	PW	
TR-17 - As new development occurs or parking lots are re-striped, evaluate the demand for designated preferred parking spaces for low-carbon, electric, and carpool vehicles in City-owned lots and Downtown.	PW	
TR-18 -Continue to coordinate with STA on TDM planning, TDM activities, TDM requirements, and education and outreach programs through the Solano Napa Commuter Information (SNCI) website.	PW	
TR-19 - Provide a prominent link on the City's website to the Solano Transportation Authority's (STA) Commuter Info website, and work with STA to provide up-to-date commute information in Vacaville.	CMO & PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
TR-20 - Support efforts by the school districts to improve transit options for students, which could include reinstatement of school busing or working with the Solano Transportation Authority to provide free or subsidized bus passes to students in Vacaville.	CMO & Solano Transportation Authority	
TR-21 - Continue to market, promote, and educate students and parents about the benefits of using public transit as a mode of travel to school, considering the comments and concerns of the Vacaville and Travis School Districts.	PW	
TR-22 - Coordinate with local schools and the school district to improve walking and biking access to school by providing input and staff support for Safe Routes To School grant applications and implementation of projects	PW	
TR-23 -Encourage the State of California to reinstate school busing.	CMO	
TR-24 - Implement improvements to transit stops, such as real-time transit information and shelters, where demand warrants and funding allows, and access for passengers arriving by foot, and require transit stop improvements as conditions of approval for nearby development as appropriate.	PW	
TR-25 - Continue to implement strategies to improve signalization, incident responsiveness, traveler information systems (such as wayfinding and real-time traveler information), and active traffic management to smooth traffic flow as budget and staff levels allow.	PW	
TR-26 -Continue to include pedestrian, bicycle and transit facilities in projects funded by Vacaville’s transportation impact fee program, and consider including specific improvements to pedestrian, bicyclist and transit facilities as part of the Transportation Impact Fee updates if a nexus between those improvements and new development can be demonstrated.	PW & CD	
TR-27 -Require electric loading docks for large developments with 100 or more employees that receive deliveries by refrigerated trucks.	CD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
Green Building		
GB-1 -Allow greater permitting-related development flexibility and other incentives for LEED-Silver, Build It Green, GreenPoint or equivalent rating; for example, by giving green projects priority in plan review, processing, and field inspection services.	CD	
GB-2 - Require measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping, and sun screens, unless prohibited by topographical conditions or other site-specific constraints.	CD	
GB-3 - Provide links to programs and information about green building, including training and technical assistance, on the City's website.	CD	
GB-4 - Coordinate with other local governments, special districts, nonprofits, and other public organizations to share resources, achieve economies of scale, and develop green building policies and programs that are optimized on a regional scale.	CD	
GB-5 -Develop a "heat island" mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees.	CD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
Renewable Energy		
<p>RE-1 - Require that new or major rehabilitations of commercial, office, or industrial development greater than or equal to 10,000 square feet in size incorporate solar or other renewable energy generation to provide 15 percent or more of the project's energy needs unless prohibited by topographical conditions or other site-specific constraints. Major rehabilitations are defined as additions of 25,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area. Remove regulatory barriers to incorporating renewable energy generation.</p>	CD	
<p>RE-2 -Encourage residential projects of ten units or more to participate in the California Energy Commission's New Solar Homes Partnership, which provides rebates to developers of six units or more who offer solar power in 50 percent of new units and is a component of the California Solar Initiative, or a similar program with solar power requirements equal to or greater than those of the California Energy Commission's New Solar Homes Partnership.</p>	CD	
<p>RE-3 - Work with PG&E to develop an Alternative Energy Development Plan that:</p> <ul style="list-style-type: none"> • Establishes citywide measurable goals. • Identifies the allowable and appropriate alternative energy facility types within the city, such as solar photovoltaic (PV) on residential and commercial roofs and wind turbines for home use. • Proposes phasing and timing of alternative energy facility and infrastructure development. • Establishes development review protocol for new alternative energy projects. • Reviews City policies and ordinances to address alternative energy production. • Identifies optimal locations and the best means to avoid noise, aesthetic, and other potential land use compatibility conflicts (e.g., installing tracking solar PV or an-gling fixed solar PV in a manner that reduces glare to surrounding land uses). 	CD & PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
<p>RE-4 - Coordinate with other local governments, special districts, nonprofits, and other public organizations to share resources, achieve economies of scale, and develop alternative energy policies and programs that are optimized on a regional scale. As part of this measure, explore creation of a community choice aggregation program with the County of Solano.</p>	<p>CD & PW</p>	
<p>RE-5 - Require that all new buildings be constructed to allow for the easy, cost-effective installation of future solar energy systems, unless prohibited by topographical conditions or other site-specific constraints. "Solar ready" features should include: proper solar orientation (i.e. south-facing roof area sloped at 20° to 55° from the horizontal); clear access on the south sloped roof (i.e. no chimneys, heating vents, plumbing vents, etc.); electrical conduit installed for solar electric system wiring; plumbing installed for solar hot water system; and space provided for a solar hot water storage tank.</p>	<p>PW & CD</p>	
<p>RE-6 - Encourage the installation of solar photovoltaic arrays in new parking lots and replacement in existing parking lots.</p>	<p>CD</p>	
<p>Energy Conservation</p>		
<p>EC-1 - Mandate the use of energy-efficient appliances in new development that meet Energy Star standards and the use of energy-efficient lighting technologies that meet or exceed Title 24 standards.</p>	<p>CD</p>	
<p>EC-2 - Partner with Pacific Gas & Electric and other appropriate energy providers to promote energy conservation, including the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conduct outreach to educate the public about available rebates and other incentives from energy providers. <input type="checkbox"/> Promote the purchase of ENERGY STAR appliances. <input type="checkbox"/> Inform the public about where to find low-cost compact fluorescent light (CFL) bulbs and/or fixtures. <input type="checkbox"/> Offer a halogen torchiere lamp exchange to community members. <input type="checkbox"/> Promote energy efficiency audits of existing buildings to check, repair, and readjust heating, ventilation, air conditioning, lighting, water heating equipment, insulation and weatherization. 	<p>CD</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
<input type="checkbox"/> Encourage energy audits to be performed when residential and commercial buildings are sold. Energy audits would include information regarding the opportunities for energy efficiency improvements, and would be presented to the buyer. Commercial buildings are encouraged to be “benchmarked” using EPA’s ENERGY STAR Portfolio Manager Tool. Consider requiring energy audits if future evaluations of ECAS performance demonstrate that City is not meeting its target. <input type="checkbox"/> Promote individualized energy management planning and related services for large energy users. Fund and schedule energy efficiency retrofits or “tune-ups” of existing buildings.	CD	
EC-3 - Require all new development and major rehabilitation (i.e. additions of 25,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shaded within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29; open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.	CD	
EC-4 - Continue to replace City street lights with LED, induction, or other energy-efficient lighting, and require similar energy-efficient street lights in new development.	PW	
EC-5 - Continue to support the Yolo Solano Air Quality Management District's lawnmower exchange program for residents to exchange conventional gas-powered lawnmowers for electric and rechargeable battery-powered lawnmowers.	CMO	
EC-6 - Seek partnerships with local utilities and private entities to share resources and promote energy conservation.	PW	
EC-7 - Continue to offer innovative, low-interest financing for energy efficiency and renewable energy projects for existing and new development through the PACE program.	CMO	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
Water and Wastewater		
<p>WW-1 - Support the conservation measures outlined in the City's Urban Water Management Plan and implement the City's Water Efficient Landscape requirements through the following sub-measures:</p> <p>A. For all new development, require all water use and efficiency measures to comply with City Codes.</p> <p>B. At least every five years, review and update the City's Water Efficient Landscape requirements with improved conservation programs and incentives for non-residential customers.</p> <p>C. Continue to offer conservation programs and incentives to large landscape customers per the Urban Water Management Plan.</p> <p>D. Implement water efficient residential programs identified in the current Urban Water Management Plan. Continue to coordinate with local water purveyors to achieve consistent standards and review and approval processes for implementation.</p> <p>E. Expand the public information and school education program to promote water conservation and its benefits in coordination with efforts of local water purveyors. Conduct public education and outreach to reduce watering of non-vegetated surfaces and promote the use of pervious paving materials.</p> <p>F. Encourage the use of non-potable water and recovered residential rainwater for irrigation purposes.</p> <p>G. Continue to meter with commodity rates all new connections and retrofits of existing connections. Continue to provide information to customers about their water use.</p>	<p>CD & UTIL</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)

Action Number	City Department(s)	Status
<i>Parks, Open Space, and Ag</i>		
OS-1 - Continue to identify and inventory potential community garden and urban farm sites in existing parks, public easements, right-of-ways, and schoolyards, and develop a pro-gram to establish pesticide-free community gardens in appropriate locations.	CD, CS, & PW	
OS-2 - Encourage significant new residential developments over 50 units to include space that can be used to grow food.	CD	
OS-3 - Establish a process through which a neighborhood can propose and adopt a site as a community garden.	CD & PW	
OS-4 - Continue to support the Vacaville Farmers' Market as a source for locally-grown food.	CMO	
OS-5 - Review the City's existing open space development impact fee, and consider incorporating trail requirements into the fee program.	CS & CMO	
<i>Community Action</i>		
CA-1 - Develop and implement an outreach plan to engage local businesses in GHG emissions reduction programs.	CMO, CD, & PW	
CA-2 - Establish and maintain a "sustainability information center" at City Hall to inform the public and distribute available brochures, and provide information on sustainability on the City's website.	CMO, CD, & PW	
CA-3 - Continue to conduct outreach to encourage residents to shop locally and support local business.	CMO	
<i>Purchasing</i>		
P-1 - Develop policies, incentives, and design guidelines that encourage the public and private purchase and use of durable and nondurable items, including building materials, made from recycled materials or renewable resources.	CMO	

IMPLEMENTATION PLAN – GENERAL PLAN EIR MITIGATION MONITORING AND REPORTING PLAN

The purpose of the Mitigation Monitoring and Reporting Plan (MMRP) is to ensure the implementation of mitigation measures identified in the environmental impact report 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; and
- ◆ 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 of Vacaville City Council adopted this MMRP in conjunction with the approval of the General Plan and ECAS on August 11, 2015. This section of the 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.

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
Air Quality		
AIR-1a - The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS measure LU-4 to require that new pedestrian infrastructure incorporate amenities such as street trees to shade sidewalks, lighting, benches, signage, and pedestrian signalization at major transportation points to increase pedestrian convenience, comfort, and safety.	CD & PW	
AIR-1b - The City of Vacaville shall create a schedule for vehicle purchasing decisions when vehicles turn over to ensure that new passenger vehicles purchased by the City for use in the City fleet are alternative fuel vehicles.	PW	
AIR-1c - New development in the City of Vacaville shall encouraged, but not required, to implement the Tier 1 energy performance standards of the California Green Standards Code (CALGreen), which are currently voluntary. The Tier 1 energy performance standards specify that new residential buildings must have an energy budget no greater than 85 percent the current Building and Energy Efficiency Standards of Title 24 (i.e. 15 percent increase in energy efficiency) and non-residential buildings that include indoor lighting and mechanical systems (e.g. heating, ventilation, and air conditions units) must have an energy budget no greater than 90 percent (i.e. 10 percent increase in energy efficiency). The City may allow energy offsets, such as energy generated onsite through installation solar energy, toward this requirement to exceed Title 24.	CD	

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)**

Action Number	City Department(s)	Status
<i>Biological Resources</i>		
<p>BIO-1 - Preservation and restoration of habitat for species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR shall occur in the same level or higher level conservation area as the direct impact occurs (i.e. impacts to habitat in Medium Value Conservation Areas will be mitigated in Medium to High Value Conservation Areas, but impacts to habitat in Low Value Conservation Areas shall be mitigated in either Low or Medium Value Conservation Areas). Compensation for indirect impacts will be assessed on the location/conservation value of the habitat that is indirectly impacted and not the location of project activity (i.e. if a project activity will indirectly impact a habitat for species in a Medium Value Conservation Area but the project is located in a Low Value Conservation Area, compensatory mitigation shall be based on the type of habitat that is being indirectly impacted (in this case Medium Value Conservation Area) rather than the lower value project area. All mitigation ratios are based on impacts as assessed by acreage.</p> <p>1. Medium Value Conservation Areas (see Subareas 2C, 2D, and 2N in Figure 4.4-3)</p> <p>a. Wetland Component Direct Impacts: Preserve vernal pool and swale habitats at a ratio of 2:1, and restore vernal pool and swale habitats at a ratio of 1:1 if restored habitats are in place and functional at the time of impact or at a 2:1 ratio if habitats are restored concurrent with the impact</p> <p>b. Wetland Component Indirect Impacts: Preserve vernal pool and swale habitats at a ratio of 1:1 for avoided wetlands within 250 feet of proposed development.</p> <p>c. Upland Component Direct Impacts: In Subarea 2C, preserve upland habitat at a ratio of 3:1. In the remaining subareas, preserve upland habitat at a ratio of 2:1.</p> <p>d. Upland Component Indirect Impacts: Preserve avoided upland habitat at a ratio of 1:1 within 250 feet of proposed development.</p>	<p>CD & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>BIO -2 - All impacted seasonal wetlands shall be characterized according to the types below and mitigated by preservation of the same category of wetland according to the ratios in Mitigation Measure BIO-1. Seasonal wetland categories are as follows:</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> <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, con-servation habitats shall be proportional to impacts to the species and their asso-ciations (e.g. impacts to pool-dependent species such as vernal pool fairy shrimp shall not be mitigated by preservation of more abundant swale or mesic grasslands that do not support the species).</p>	CD & PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>BIO-3 - All direct impacts to extant stands of Contra Costa goldfields shall be mitigated by establishing new, self-reproducing populations of Contra Costa goldfields at a ratio of 4:1 (acres protected to acres impacted). This restoration requirement may be met by establishing new Contra Costa goldfield populations at a single-project mitigation site or by purchasing credits at an approved mitigation bank authorized to sell credits for this species in an amount equal to the 4:1 mitigation ratio. Guidelines for establishing Contra Costa goldfields and the release schedule for mitigation credits at the commercial mitigation banks will be specified in the bank-enabling agreements. Mitigation at single-project mitigation sites would be subject to the same conditions as the commercial mitigation banks. Establishment criteria shall also adhere to all the following conditions:</p> <ol style="list-style-type: none"> 1. Impacted habitat area for which mitigation is required shall be equal to the entire occupied pool/swale area, and shall not just be limited to the area with 2. Contra Costa goldfield populations and other species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (including vernal pool fairy shrimp, conservancy fairy shrimp, vernal pool tadpole shrimp, and mid-valley fairy shrimp) shall be established in constructed, restored, and enhanced wetlands in the known range of these species in Solano County. 3. Seed used to establish new populations of Contra Costa goldfields may be obtained from any Core Population Area, as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Seed collection shall not affect more than 10 percent of an individual preserved population. Seed and top soils shall be salvaged from occupied vernal pools and other wetlands in an impacted area prior to initiation of ground-disturbing activities. 	<p>CD & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<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 in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. New populations must be established in currently unoccupied habitat.</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>		
<p>If Contra Costa goldfields cannot be established at the mitigation site within five years according to the conditions above, the preserved wetland restoration acreage shall be increased by 50 percent. The applicant shall provide bonds or other acceptable financial assurances, subject to approval by the City and USFWS to ensure implementation of such measures.</p>		

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>BIO-4 - Mitigation shall be required for any impacts in the known or potential range of the California tiger salamander (see Figure 4.4-4). Mitigation shall include preservation, enhancement, and restoration/establishment of suitable upland habitat, and preservation and construction/creation of new breeding habitat consistent with the mitigation requirements specified in Mitigation Measure BIO-1, subject to the following additional requirements.</p> <p>1. Breeding Habitat Mitigation: Direct and indirect impacts to all suitable California tiger salamander breeding habitat in the known or potential range of the species (Figure 4.4-4) will be mitigated by preserving known breeding habitat at a 3:1 ratio and creating new breeding habitat at a ratio of 2:1 or 0.35 acres, whichever is greater.</p> <p>All preserved and created/established breeding habitat shall be contiguous to at least 350 acres of preserved upland habitat, and created breeding habitat shall be located within 2,100 feet of known breeding habitat.</p> <p>a. All new breeding habitat shall be located within 2,100 feet of a known breeding site and be situated in a contiguous reserve/preserve area of 350 acres or more of suitable habitats. This may include other parcels if the lands are protected by conservation easements and are managed consistent with the Solano HCP Reserve Criteria or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. For some existing preserved areas/mitigation sites, this may require that management agreements and endowments be extended to these sites.</p> <p>b. New breeding habitat can consist of multiple sites within 1,300 feet of each other. All new created breeding habitats shall be 0.2 acres to 0.35 acres in size unless otherwise approved by the City, USFWS, and CDFW</p>	CD & PW	

**City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)**

Action Number

City Department(s)

Status

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:

Vegetation Replacement Size (inches) ^a	Native Species (Except Oaks and Elderberry) ^b	Oak Species ^c
Priority Drainages		
<12	3:1	5:1
12-24	6:1	7:1
>24	10:1	12:1
Non-Priority Drainages		
<12	3:1	5:1
12-24	4:1	7:1
>24	6:1	12:1

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

^b Trees shall be measured at diameter at breast height (d.b.h.) trees shall be reported as the cumulative total of all trees measured at the midpoint of the main trunk (the ground branch).

^c 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.

^d Because of slow growth rates, oak species require higher ratios acorns are used instead of seedlings (at least one year old), be doubled.

^e The five-year monitoring period for documenting success shall be extended if the mitigation is not performing adequately. determination of success monitoring shall require at least 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.

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

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

Area Ratios	Priority Drainages		Non-Prio
	Enhancement	Created/ Restored	Enhancement
	4:1	2:1	3:1

CD

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>3. Hydrological and Biological Con-nectivity: Mitigation for permanent impacts to third and higher order streams and second order streams with riparian vegetation shall maintain the hydrologic and biological connectivity between downstream and upstream areas. Facilities such as bridges, culverts, outfalls, and grade control structures shall not create cumulative gaps in the channel or riparian corridor greater than 300 feet. Bypass or re-routed channels shall be constructed where necessary to replace impacted habitats and to limit gaps between existing riparian habitats.</p> <p>Note: The intent of requiring mitigation for removal of nonnative trees and shrubs is to protect riparian habtat. It is not intended to require miti-gation for the removal of nonnative trees or shrubs as a part of riparian restoration or enhancement projects.</p> <p>The above measure applies to waterways subject to State regulation under <u>Section 1602 of the Fish and Game Code and Porter-Cologne Water Quality</u></p>		
<p>BIO-6 - Mitigation for direct impacts to pond or freshwater marsh habitat not hydrologically connected to streams shall be provided at a 2:1 ratio. This mitigation may be achieved by creating/restoring on-site open space areas with a minimum 100-foot-wide buffer, establishing an endowment or other suitable funding source for long-term management of the mitigation habitat, or purchasing credits at an approved mitigation bank.</p>	<p>CD & PW</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 & PW</p>	
<p>BIO-8 - Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitat (e.g., riparian, stream, pond, and freshwater marsh habitats) outside of the California Red-legged Frog Conservation Area shall be provided through the construction and/or restoration of similar habitats at a prescribed ratio (acres restored to acres impacted) consistent with Mitigation Measure BIO-5, and provide an endowment fund or other approved funding source to implement manage-ment 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 & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

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

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>BIO-10 - Long-term impacts to Swainson’s hawk foraging habitat in the irrigated agriculture conservation area (Figure 4.4-6) shall be mitigated through the preservation (conservation easement) and management of foraging habitat at a ratio of 1:1 (mitigation-to-impact). All mitigation areas shall remain in “agricultural production” provided these activities are consistent with the economics of agricultural operations. The following activities shall also be prohibited on the mitigation area in order to promote value for Swainson’s hawk foraging:</p> <ul style="list-style-type: none"> • Permanent plantings of orchards and/or vineyards for the production of fruits, nuts, or berries. • Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as the annual crops cotton and rice. • Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes. <ul style="list-style-type: none"> • Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, and flowers. • Commercial greenhouses or plant nurseries • Commercial aquaculture of aquatic plants and animals and their byproducts. 	<p>CD & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>BIO-13 - Mitigation for the permanent (i.e. more than one season) disturbance, destruction, or conversion of burrowing owl habitat for urban development or other permanent facilities shall be provided at a 1:1 ratio. Project sites that have been occupied during the nesting season at any time during the past three years or found to be nesting at the time of pre-construction surveys will be considered occupied by owls and require additional nesting habitat mitigation (described in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP). All burrowing owl habitat affected either directly, indirectly, or cumulatively by the project will be subject to the compensation requirement. Mitigation lands used to satisfy mitigation measures for other natural communities and/or species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (i.e. valley floor grassland and vernal pool natural community [excluding the wetland restoration/construction component], coastal marsh natural community, Swainson’s hawk, California red-legged frog, and callippe silverspot butterfly) can be used to satisfy burrowing owl conservation if the reserve area meets the basic burrowing owl reserve management standards</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</p> <p>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 & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>BIO-14 - If construction of pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities (but excluding restoration and reserve management activities) will result in temporary impacts to occupied burrowing owl habitat (e.g. closure, collapse due to ground disturbance, or disturbance in the construction zone), impacts shall be mitigated according to the following criteria at all times of the year:</p> <p>1. Temporary Impacts Less Than or Equal to 1 Acre in Size: Install five burrows within 330 feet of the edge of the construction area if suitable contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. This condition may be waived if an approved biologist, the City, and CDFW determine that the contiguous area already contains suitable donor burrows. Maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls.</p> <p>a. A monitoring program will be implemented to track and document the use</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 re established on the construction site.</p> <p>1) If burrows have not been re established on the construction site within two years but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required.</p> <p>2) If the burrows have not been re established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13.</p> <p>c. The disturbed area shall also be monitored the following breeding season to determine if the owls return to the area to nest. If the owls do not return or relocate to a nearby site, the impacts will be required to provide additional mitigation per the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p>	<p>CD & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
Greenhouse Gas Emissions		
<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.</p> <p>The ECAS shall include the following:</p> <ul style="list-style-type: none"> • 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 • 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"> • The City shall identify a plan to expand electric and low-emission vehicle • 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. 	<p>CD & PW</p>	
<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>	<p>CMO, CD, & PW</p>	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
Noise		
NOI-1 - The project applicant shall ensure that the following roadway segments shall be re-surfaced with a quiet pavement, such as Rubberized Hot Mix Asphalt – Open Graded (RHMA-O): <ul style="list-style-type: none"> • Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road • Leisure Town Road from Alamo Drive to Vanden Road • Ulatis Drive from Nut Tree Road to Leisure Town Road 	PW	
Transportation and Traffic		
TRAF-1 - The City of Vacaville shall implement the following measures [for the Alamo Drive at Marshall Road intersection]: <ul style="list-style-type: none"> • Southbound approach: Convert the southbound through-right shared lane in order to a through lane and add a south-bound right-turn lane to provide an ex-clusive right-turn lane, a through lane, a left-turn lane. • Westbound approach: Add a left-turn lane on the westbound to provide dual left-turn lanes, two through lanes and a through-right shared lane. 	PW	
TRAF-2 - The City of Vacaville shall implement the following measure [for the Alamo Drive at Merchant Street intersection]: <ul style="list-style-type: none"> • Westbound approach: Convert the west-bound outer through lane to a through-right shared lane to provide a through lane, a through-right shared lane, a right-turn lane, and two left-turn lanes. 	PW	
TRAF-3 - The City of Vacaville shall implement the following measure [for the Allison Drive at Nut Tree Parkway intersection]: <ul style="list-style-type: none"> • Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide three through lanes and a right-turn lane. • Southbound approach: Convert the southbound left-through lane to an ex-clusive left-turn lane to provide two left-turn lanes and two through lanes. • Modify the traffic signal phasing to provide a protected left-turn phase on the south-bound approach 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>TRAF-4 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Alamo Drive intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an east-bound left-turn lane to provide dual left-turn lanes, a through lane, and a right-turn lane. 	PW	
<p>TRAF-5 - The City of Vacaville shall implement the following measures [for the Leisure Town Road at Elmira Road intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. • Southbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right lane shared to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. • Eastbound approach: Add a left-turn lane and one through lane, and convert the through-left shared lane to a through lane to provide one left turn lane, two through lanes, and a right-turn lane. • Westbound approach: Add a right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane. 	PW	
<p>TRAF-6 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Leisure Town Road at Interstate 80 Eastbound Ramps]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add a right-turn lane to the eastbound off-ramp approach to provide a left-turn lane, a left-through shared lane, and a right-turn lane. 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>TRAF-7 - The City of Vacaville shall implement the following measures [for the Leisure Town Road at Orange Drive intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Add a south-bound left-turn lane to provide two left-turn lanes, two through lanes, and a right-turn lane; and prohibit the south-bound U-turn movement. • Westbound approach: Modify the traffic signal to provide overlap right-turn phasing for the westbound right-turn movement. 	PW	
<p>TRAF-8 - The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Allison Drive intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert a north-bound through lane to a right-turn lane to provide two left-turn lanes, one through lane, and two right-turn lanes; and modify the traffic signal phasing to provide over-lap northbound right-turn movement. • Westbound approach: Prohibit west-bound U-turn movements; convert a westbound through lane to a left-turn lane to provide two left-turn lanes, one shared through-right turn lane. 	PW	
<p>TRAF-9 - The City of Vacaville shall implement the following measure [for the Nut Tree Road at Elmira Road intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Convert a southbound through lane to a left-turn lane to provide two left-turn lanes, one through lane, and one through-right shared lane. 	PW	
<p>TRAF-10 - The City of Vacaville shall implement the following measures [for the Orange Drive at Nut Tree Road intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Add a north-bound right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. • Southbound approach: Add a south-bound right-turn lane and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. • Westbound approach: Convert a west-bound through lane to a left-turn lane to provide three left-turn lanes, two through lanes, and one right-turn lane. 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>TRAF-11 - The City of Vacaville shall implement the following measure [for the Peabody Road at Cliffside Drive intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through-left shared lane, and a right-turn lane, and modify the lane alignment of the east-west movements. 	PW	
<p>TRAF-12 - The City of Vacaville shall implement the following measures [for the Peabody Road at CSF intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Add a south-bound right-turn lane and convert the through-right shared lane to a through lane to provide a left-turn lane, a through-left shared lane, and a right-turn lane. • South leg: Add a corresponding receiving lane on the south leg of the intersection 	PW	
<p>TRAF-13 - The City of Vacaville shall implement the following measures [at the Peabody Road at Elmira Road intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide two left-turn lanes, two through lanes, and one right-turn lane; modify the traffic signal to provide overlap eastbound right-turn phasing. • Northbound approach: Prohibit north-bound U-turn movement. • Westbound approach: Convert a through lane to a left-turn lane to provide two left-turn lanes, one through lane, and a through-right shared lane. 	PW	
<p>TRAF-14 - The City of Vacaville shall implement the following measure [for the Peabody Road at Foxboro Parkway intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide two through lanes and a right-turn lane. 	PW	
<p>TRAF-15 - The City of Vacaville shall implement the following measures [for the Peabody Road at Hume Way intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Convert the west-bound through lane to a left-through shared lane to provide a left-turn lane, a left-through shared lane, and a right-turn lane; and modify the traffic signal to provide overlap right-turn phasing. • Northbound approach: Prohibit north-bound U-turn movement. 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>TRAF-16 - The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Crescent Drive intersection]:</p> <ul style="list-style-type: none"> • Southbound approach: Convert the through-right shared lane to a left-through-right shared lane to provide a left-turn lane and a left-through-right shared lane; modify the traffic signal to provide split phase operation on the north-south approaches. 	PW	
<p>TRAF-17 - The City of Vacaville shall implement the following measures [for the Vaca Valley Road at East Akerly Drive intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Convert the northbound through lane to a through-right shared lane to provide a left-turn lane, a through-right shared lane, and a right-turn lane; modify the traffic signal to provide split phase operations on the north-south approaches. • Westbound approach: Convert the west-bound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane. 	PW	
<p>TRAF-18 - The City of Vacaville shall implement the following measures [for the Vaca Valley Road at New Horizons Way intersection]:</p> <ul style="list-style-type: none"> • Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through lane, and a through-right shared lane. • Northbound approach: Convert the northbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane. 	PW	
<p>TRAF-19 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Midway Road intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	
<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"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour. 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<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"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	
<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"> • Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection. 	PW	
<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"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	
<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"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. • Alternative mitigation measure: will need to be evaluated at this location, such as closing the median, or "worm islands" that restrict left turns. Because implementation of a traffic signal would be in conflict with other plans and policies. 	PW	
<p>TRAF-25 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at North-South Arterial intersection]:</p> <ul style="list-style-type: none"> • Provide a storage pocket on the south leg to allow a two-stage, eastbound, left-turning movement. 	PW	
<p>TRAF-26 - The City of Vacaville, in coordination with Caltrans, shall implement the following measures [for the Midway Road at Interstate 505 Northbound Ramp intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. • Eastbound approach: Convert the east-bound through-left shared lane to a through lane, and add a left-turn lane to provide a left-turn lane and a through lane. 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Status
<p>TRAF-27 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Midway Road at Interstate 505 Southbound Ramp intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	
<p>TRAF-28 - The City of Vacaville shall implement the following measure [for the Nut Tree Road at Burton Drive intersection]:</p> <ul style="list-style-type: none"> • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. 	PW	
<p>TRAF-29 - The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Allison Drive intersection]:</p> <ul style="list-style-type: none"> • Install stop signs on the eastbound and westbound approaches to provide all-way stop control at the intersection. 	PW	
<p>TRAF-30 - The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Depot Road intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Modify the traffic signal to allow an overlapping right-turn movement. • Westbound approach: Prohibit westbound U-turn movements. 	PW	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

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

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)**

Action Number	City Department(s)	Status
<p>TRAF-34 - The City of Vacaville, in coordination with the City of Fairfield, shall implement the following measures [for the Peabody Road at Jepson Parkway intersection]:</p> <ul style="list-style-type: none"> • Northbound approach: Add one north-bound left-turn lane, one through lane, and one right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. • Southbound approach: Add two south-bound through lanes and one right-turn lane to provide one left-turn lane, three through lanes and two right-turn lanes. • Eastbound approach: Add one east-bound left-turn lane, one through lane, and one right-turn lane, and convert the through-right shared lane to an exclusive right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. • Westbound approach: Add one westbound left-turn lane and one through lane to provide two left-turn lanes, two through lanes, and one through-right shared lane. 	<p>City of Fairfield, PW, & Solano Transportation</p>	

IMPLEMENTATION PLAN – HOUSING ELEMENT (2015-2023)

The Housing Element is the chapter of the City's General Plan that contains the City's programs and policies pertaining to housing services for all types of households within the community, including affordable housing needs. State law requires the Housing Element to contain a statement of "the means by which consistency will be achieved with other General Plan elements and community goals" (California Government Code, Section 65583[c] [6] [B]). The Housing Element is one of seven required elements of a City's General Plan. Unlike the other mandatory general plan elements, the Housing Element, required to be updated every eight years, is subject to detailed statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD).

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

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- Housing Element**

Action	City Departments	Status
<i>New Construction</i>		
H. 1 – I 1 - Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	CD & HS	
H. 1 – I 2 - Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	CS	
H. 1 – I 3 - Continue implementing the Economic Development Incentive Program which grants a 10 percent reduction in development impact fees for the first 100 residential permits issued under this program	CMO & CD	
H. 1 – I 4 - Review and update the development impact fee structure for residential projects.	CMO & All Departments	
H. 1 – I 5 - Assist affordable housing developers to construct 472 new housing units affordable to households with incomes below 80 percent of median, with 90 percent of these units being affordable at 60 percent or below median, and 6 of these units being affordable to families with incomes below 30 percent of median.	HS & CD	
H. 1 – I 6 - Give priority to special needs housing and residential care facilities by allowing for reduced processing time and streamlined procedures for special needs housing land use applications.	CD	
H. 1 – I 7 - Encourage preferential handling of special needs populations, such as domestic violence cases, youth aging out of foster care, the developmentally disabled, single parents, etc., in the management plans and regulatory agreements of funded projects.	HS & CD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Housing Element

Action	City Departments	Status
H. 1 – I 8 - Consider adopting a Universal Design ordinance incentivizing accessible design features in new residential development to support visitability, which allows people with limited mobility to stay integrated with the community.	CD	
H. 1 – I 9 - Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis Air Force Base.	CD, HS, & CMO	
H. 1 – I 10 - Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.	CD	
H. 1 – I 11 - Work with private and non-profit developers to target subsidies and programs to expand the supply of three-bedroom apartments to provide affordable multi-family housing for large families and young adult households.	HS & CD	
H. 1 – I 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	CD & HS	
H. 1 – I 13 - Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to allow up to 65 dwelling units per acre within the Urban High Density (RUHD) Residential Overlay District.	CD, HS, & CMO	
H. 1 – I 14 - Consider an amendment to the Land Use and Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.	CD	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Housing Element

Action	City Departments	Status
H. 1 – I 15 - High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	CD	
H. 1 – I 16 - Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	CD, HS, & CMO	
H. 1 – I 17 - Implement California energy conservation standards.	CD	
H. 1 – I 18 - Implement the California Green Building Standards Building Code.	CD	
H. 1 – I 19 - Encourage energy-conserving development patterns.	CD & PW	
H. 1 – I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.	CD & PW	
H. 1 – I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	CD	
H. 1 – I 22 - The City of Vacaville, in its capacity as the City’s water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	CD	
H. 1 – I 23 - The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.	CD & CMO	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Housing Element

Action	City Departments	Status
Rehabilitation and Conservation		
H. 2 – I 1 - Continue to enforce housing affordability agreements between the owners and the City.	HS	
H. 2 – I 2 - Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.	HS	
H. 2 – I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	HS	
H. 2 – I 4 - Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville’s communities.	FD	
H. 2 – I 5 - Continue to enforce and update the Condominium Conversion Ordinance.	CD & HS	
H. 2 – I 6 - Assist in maintaining the affordability of units produced through federal and State programs by working with appropriate organizations to identify units, which may convert to market- rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.	HS	
H. 2 – I 7 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	HS	
H. 2 – I 8 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.	HS	
H. 2 – I 9 - Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.	HS	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Housing Element

Action	City Departments	Status
<i>Housing Support Services</i>		
H. 3 – I 1 - Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.	HS	
H. 3 – I 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.	HS	
H. 3 – I 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	PD	
H. 3 – I 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	HS	
H. 3 – I 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	HS	
H. 3 – I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.	HS	
H. 3 – I 7 - Continue to implement the relocation plan for households displaced as a result of local public action.	HS	
H. 3 – I 8 - As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.	HS	

City of Vacaville
Vacaville General Plan
IMPLEMENTATION PLAN- Housing Element

Action	City Departments	Status
H. 3 – I 9 - Continue to provide housing counseling assistance to residents to help preserve homeownership.	HS	
H. 3 – I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	FD	
H. 3 – I 11 - Continue to address the needs of local military personnel and their families.	HS & CD	
H. 3 – I 12 - Continue to activate and operate emergency cooling and warming centers at the City’s community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.	CS & CMO	
H. 3 – I 13 - Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.		
H. 3 – I 14 - Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a “Housing First” or similar type program.	PD, HS, CMO	
H. 3 – I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.	PD, HS, CMO	
H. 3 – I 16 - Continue to implement the City’s Crime free multi-family program.	PD, HS, CMO	
H. 3 – I 17 - Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.	HS	

**City of Vacaville
 Vacaville General Plan
 IMPLEMENTATION PLAN- Housing Element**

Action	City Departments	Status
<i>Program Evaluation</i>		
H. 4 – I 1 - Regularly compile and analyze data relevant to housing need and affordability.	HS & CD	
H. 4 – I 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.	HS & CD	
H. 4 – I 3 - Include an analysis of the City’s medium density (RMD), high density (RHD), and urban high density residential (RUHD) vacant land inventory in the Annual Status of the General Plan report.	HS & CD	