

## RESOLUTION NO. 2016-078

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE ADOPTING A GENERAL PLAN UPDATE COST RECOVERY FEE AND GENERAL PLAN IMPLEMENTATION FEE

**WHEREAS**, California Government Code Section 65301 requires that every jurisdiction adopt a comprehensive General Plan to guide the community's development; and

**WHEREAS**, Government Code Section 66014(b) specifically authorizes charging fees to pay the costs reasonably necessary to prepare and revise the plans and policies that the City is required to adopt before it can make the findings and determinations necessary to authorize new development; and

**WHEREAS**, California Government Code Section 65104 recognizes that the legislative body of the City of Vacaville may establish fees to support work including, but not limited to, the adoption and administration of a General Plan, but that the fees shall not exceed the reasonable cost of providing the service for which the fee is charged; and

**WHEREAS**, adopting a General Plan Update Cost Recovery Fee implements General Plan Action 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*; and

**WHEREAS**, because the General Plan of the City of Vacaville and its related elements must be updated periodically in order for the City to issue building permits and approve planning applications, it is appropriate that a portion of the cost of updating, maintaining, and implementing the General Plan be funded by new development; and

**WHEREAS**, the City has prepared an analysis of the costs of updating, maintaining, and implementing the General Plan and related elements and a recommendation for the amount of the fees to be charged to new development for its share of those costs; and

**WHEREAS**, the General Plan Update Cost Recovery Fee established by this Resolution seeks to recover \$2.4 million dollars of the total \$3.0 million dollar cost of the recent Comprehensive General Plan Update as identified in the *Fee Analysis for General Plan Update Cost Recovery and Implementation Fee* memorandum dated July 10, 2016, attached hereto as Exhibit D and incorporated herein; and

**WHEREAS**, in the interest of advancing public interest by providing opportunities to meet the City's fair share of housing as required by State Housing Element law (Government Code Section 65580), deed restricted units affordable to very-low, low, and moderate income households, as defined by the California Health and Safety Code, are not subject to the General Plan Update Cost Recovery Fee or the General Plan Implementation Fee; and

**WHEREAS**, the General Plan Update Implementation Fee established by this Resolution is intended to fund ongoing development related General Plan maintenance and implementation activities as identified in the *Fee Analysis for General Plan Update Cost Recovery and Implementation Fee* memorandum dated July 10, 2016, attached hereto as Exhibit D; and

**WHEREAS**, on July 18, 2016, July 25, 2016, and August 4, 2016, City staff held informational meetings to review and discuss the proposed General Plan Update Cost Recovery Fee and General Plan Implementation fee with interested parties; and

**WHEREAS**, (i) Notice of the time and place of the August 9, 2016 City Council meeting, as well as a general description of the matter to be considered was published in The Reporter, a local newspaper of general circulation, on July 23, 2016, notices were sent via email to those parties who have filed requests for such notification on July 18, 2016, and notices were mailed and emailed on July 29, 2016 to all property owners within the Growth Areas, Infill Focus Areas, Brighton Landing and Vanden Meadows, and to other interested parties; (ii) Data indicating the amount of the estimated cost required to recover \$2.4 million of the total \$3 million dollars to fund the General Plan Update and to fund General Plan Implementation activities were made available to the public at least 10 days prior to the date of this meeting, (iii) This meeting was held as part of the regularly scheduled meeting of the City Council on August 9, 2016, and (iv) Interested parties had the opportunity to make oral and written presentations, all in accordance with Government Code section 66016(a); and

**WHEREAS**, the City Council of the City of Vacaville opened the public hearing on this item on August 9, 2016, received public comment, provided direction to City staff, and continued the public hearing to September 13, 2016; and

**WHEREAS**, the amount of the General Plan Update Cost Recovery Fee and the General Plan Implementation Fee do not exceed the estimated reasonable cost of updating the General Plan and related elements; and

**WHEREAS**, consistent with Section 15378(b)(4) of the California Environmental Quality Act (CEQA), the adoption of the General Plan Update Cost Recovery Fee and the General Plan Implementation Fee are not "projects" subject to the CEQA, because they are a funding mechanism having no physical effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Vacaville finds and declares the following:

1. **General Plan Update Cost Recovery Fee** – A General Plan Update Cost Recovery Fee, referred to "Recovery Fee" hereafter, is hereby established to recover \$2.4 million of the total \$3 million dollar cost of the 2015 General Plan Update. This fee, identified in Exhibit A, attached hereto and incorporated herein, shall be levied on properties located within the East of Leisure Town Road and Northeast Growth Areas, Brighton Landing, Vanden Meadows and Infill Focus Areas identified in Exhibits A, B, C and D, attached hereto and incorporated herein; and
2. **Projects Requiring Annexation and Final Maps** – For properties that require annexation and recordation of Final Maps, the Recovery Fee established by this resolution shall be collected at recordation of each Final Map. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of annexation; and
3. **Projects Requiring Annexation and Not Requiring Final Maps** – For properties that require annexation and are not anticipated to request a Final Map, the Recovery Fee shall be collected at building permit issuance or no later than two years after annexation, whichever comes first. This requirement shall be incorporated into a

binding agreement between the property owner and the City of Vacaville at time of annexation; and

4. **Annexations without Property Owner Consent** – In the event a property is annexed as part of larger annexation application, and the annexation was not requested by the property owner, that property shall be assigned the interim “Agricultural” zoning designation. Once the property is granted a zoning designation that permits urban development, the Recovery Fee shall be collected Final Map recordation. For projects not requiring a Final Map, the Recovery Fee shall be collected at building permit issuance, or no later than two years after the zoning change is granted, whichever comes first. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of zoning designation; and
5. **Properties Designated as Urban Reserve** – In the event that properties with an Urban Reserve land use designation receive a General Plan Amendment permitting urban development and annexation into the city, those properties shall pay the Recovery Fee at the specified time established by this Resolution; and
6. **Properties Not Projected to Development by 2035** – In the event that properties not projected to develop by General Plan Horizon 2035, as identified in Exhibit D attached hereto and incorporated herein, are granted development entitlements, they shall be required to pay the Recovery Fee established by this Resolution; and
7. **Brighton Landing and Vanden Meadows** – The Development Agreements for these projects require that these projects pay the Recovery Fee at the time of Final Map recordation. In the event the Recovery Fee has not been adopted at time of Final Map recordation, the Recovery Fee is required to be paid at time of building permit issuance.
8. **Infill Focus Areas** – Infill Focus Areas, as identified in Exhibits B and C attached hereto and incorporated herein, shall be assessed the Recovery Fee on the incremental development permitted by the change in General Plan land use designation. The Recovery Fee shall be collected at recordation of Final Map. For projects not requiring a Final Map, the Recovery Fee shall be collected at building permit issuance.
9. **General Plan Implementation Fee** – A General Plan Implementation Fee in the amount of a 9.9 percent surcharge on the building fee charged on each building permit (permit line item 001 001) is hereby established to fund General Plan maintenance and implementation activities through the General Plan horizon year 2035. This fee shall be used to fund approximately 70 percent (70%) of the activities identified in Appendix A of the *Fee Analysis for General Plan Update and for General Plan Implementation* memorandum dated July 10, 2016, attached hereto as Exhibit D; and
10. **Deed-Restricted Affordable Housing Units** – Deed-restricted units affordable to very-low, low, and moderate income households, as defined by the California Health and Safety Code, are not subject to the General Plan Update Cost Recovery Fee or the General Plan Implementation Fee. These fees will be paid the by City’s General Fund; and

The City's General Fund is responsible for funding 30 percent (30%), or approximately \$1.4 million, of the cost to implement the General Plan through General Plan Horizon year 2035. The cost to implement the General Plan is identified in Exhibit D, attached and incorporated herein; and

11. The City Council will review the General Plan Update Cost Recovery Fee and General Plan Implementation Fee every 5 years as part of the Comprehensive Growth Management Plan update to ensure that fee is keeping pace with the rate of new development and the City is not collecting more fees than necessary to reimburse the General Fund and repay the interdepartmental loan for the cost of the General Plan Update, and does not exceed the amount necessary to fund General Plan Implementation activities; and
12. The General Plan Cost Recovery Fee shall be increased annually based on the interfund loan rate as established by City policy; and
13. General Plan Update Cost Recovery Fees collected shall be used to pay back the \$1.87 million (approx.) interdepartmental loan to the Utilities Department prior to being used to reimburse the City's General Fund; and
14. Consistent with Government Code Section 66017(a), the General Plan Update Cost Recovery Fee and the General Plan Implementation Fee shall go into effect 60 days following adoption of said fees; and


**I HEREBY CERTIFY** that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of September, 2016, by the following vote:

AYES: Councilmembers Harris, Mashburn, Vice Mayor Rowlett and Mayor Augustine

NOES: Councilmember Hunt

ABSENT: None

ATTEST:

  
Michelle A. Thornbrugh, City Clerk

Attachments:

- Exhibit A: General Plan Update Cost Recovery and General Plan Implementation Fee Summary
- Exhibit B: Map of Properties/Areas Subject to the General Plan Cost Recovery
- Exhibit C: List of Infill Focus Areas
- Exhibit D: Fee Analysis Prepared by BAE Urban Economics

# Exhibit A to Resolution 2016-078

## GENERAL PLAN UPDATE COST RECOVERY FEE AND GENERAL PLAN IMPLEMENTATION FEE

This Exhibit summarizes the findings of the *Fee Analysis for General Plan Update Cost Recovery and for General Plan* memo prepared by BAE Urban Economics, dated July 10, 2016, attached as Exhibit D to this resolution, and identifies the adopted General Plan Update Cost Recovery Fee, referred to as "Recovery Fee" hereafter, and General Plan Implementation, referred to as "Implementation Fee" hereafter.

### General Plan Update Cost Recovery Fee

The Recovery Fee shall be assessed to properties located within the Brighton Landing Development, the Vanden Meadows Development, the East of Leisure Town Road Growth Area, the Northeast Growth Area, and in the Infill Focus Areas as identified in Exhibit B attached to this resolution.

Brighton Landing and Vanden Meadows – \$604 per single family residential unit paid upon recordation of Final Map, or in the event this fee is not adopted prior to recordation of a Final Map, the fee is to be paid upon Building Permit issuance. This requirement is consistent with the Development Agreements for both projects.

### Incorporated Properties within the East of Leisure Town Road and Northeast Growth Areas and Infill Focus Areas<sup>1</sup> –

- \$604 per single family residential unit
- \$322 per multi-family unit
- \$0.40 per square foot of commercial development
- \$0.20 per square foot of industrial development

### Unincorporated Properties within the East of Leisure Town Road and Northeast Growth Areas and Infill Focus Areas –

- \$1,969 per acre of land annexed

### Timing of General Plan Update Cost Recovery Fee Collection

1. **Projects Requiring Annexation and Final Maps** – For properties that require annexation and recordation of Final Maps, the Recovery Fee established by this resolution shall be collected at recordation of each Final Map. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of annexation; and

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<sup>1</sup> For Infill Focus Areas, the General Plan Update Cost Recovery Fee will only be assessed on the incremental development permitted by the change in General Plan land use designation. For example, a project formally designated as Residential Low Medium Density (5.1-8.0 units per acre) and that was changed to Mixed Use (10-40 units per acre and non-residential development with a maximum floor area ratio of 1.0) would only be charged the Recovery Fee on those units exceeding 8 units per acre and on the non-residential development. The General Plan land use designation changes for each Infill Focus Area has been identified in Exhibit C attached to this resolution. This fee applies to properties within city limits as of the date of this resolution.



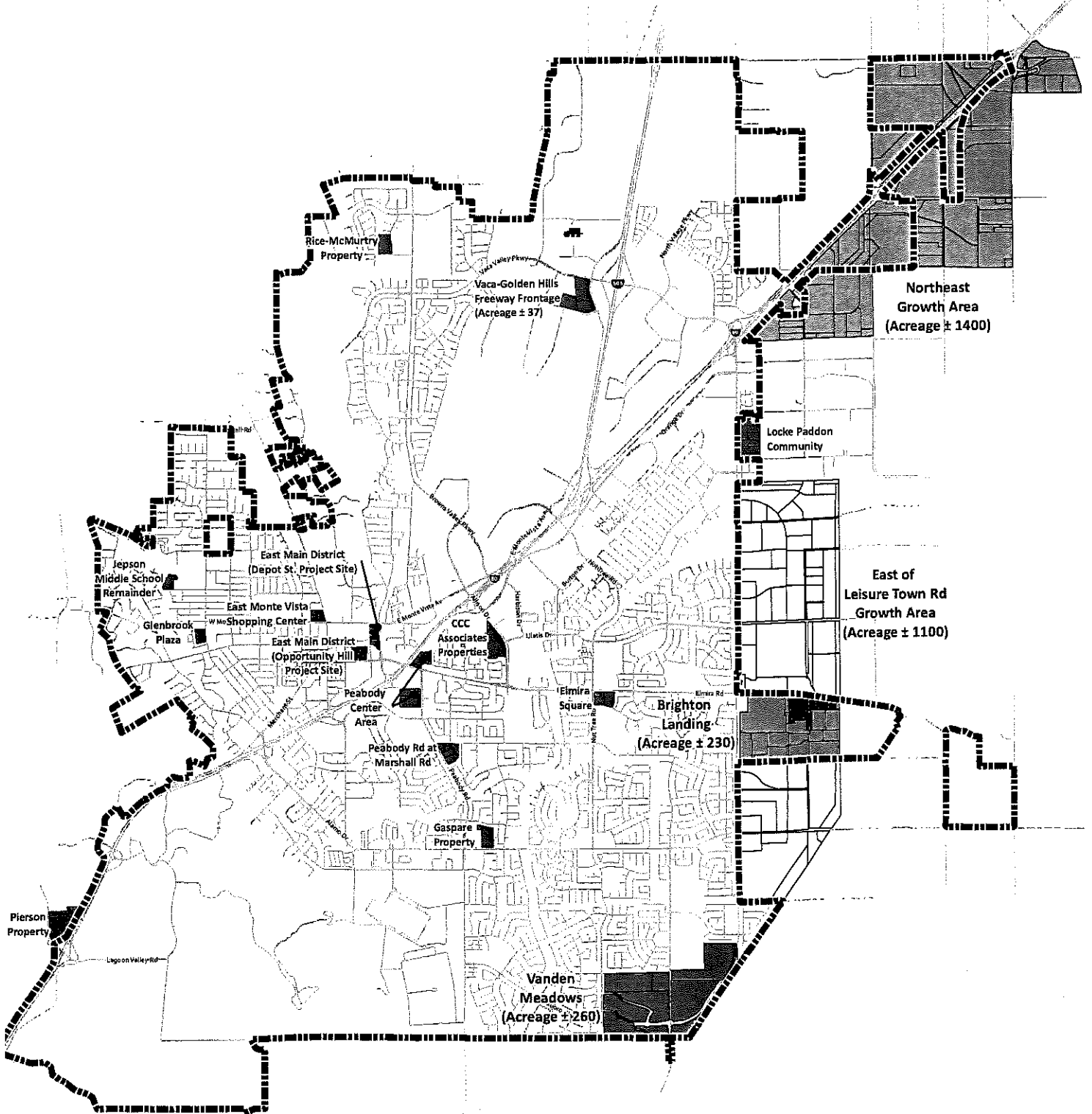
2. **Projects Requiring Annexation and Not Requiring Final Maps** – For properties that require annexation and are not anticipated to request a Final Map, the Recovery Fee shall be collected at building permit issuance or no later than two years after annexation, whichever comes first. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of annexation; and
3. **Annexations without Property Owner Consent** – In the event a property is annexed as part of larger annexation application, and the annexation was not requested by the property owner, that property shall be assigned the interim “Agricultural” zoning designation. Once the property is granted a zoning designation that permits urban development, the Recovery Fee shall be collected Final Map recordation. For projects not requiring a Final Map, the Recovery Fee shall be collected at building permit issuance, or no later than two years after the zoning change is granted, whichever comes first. This requirement shall be incorporated into a binding agreement between the property owner and the City of Vacaville at time of zoning designation; and
4. **Properties Designated as Urban Reserve** – In the event that properties with an Urban Reserve land use designation receive a General Plan Amendment permitting urban development and annexation into the city, those properties shall pay the Recovery Fee at the specified time established by this Resolution; and
5. **Properties Not Projected to Development by 2035** – In the event that properties not projected to develop by General Plan Horizon 2035, as identified in Exhibit D attached hereto and incorporated herein, are granted development entitlements, they shall be required to pay the Recovery Fee established by this Resolution; and
6. **Brighton Landing and Vanden Meadows** – The Development Agreements for these projects require that these projects pay the Recovery Fee at the time of Final Map recordation. In the event the Recovery Fee has not been adopted at time of Final Map recordation, the Recovery Fee is required to be paid at time of building permit issuance.
7. **Infill Focus Areas** – Infill Focus Areas, as identified in Exhibits B and C attached hereto and incorporated herein, shall be assessed the Recovery Fee on the incremental development permitted by the change in General Plan land use designation. The Recovery Fee shall be collected at recordation of Final Map. For projects not requiring a Final Map, the Recovery Fee shall be collected at building permit issuance.

#### **General Plan Implementation Fee**

A General Plan Implementation Fee in the amount of a 9.9 percent surcharge on the building fee charged on each building permit (permit line item 001 001).

# Exhibit B

## Project Sites Subject to the General Plan Cost Recovery Fee



### Legend

- |   |   |
|---|---|
|  Brighton Landing                 |  Northeast Growth Area |
|  East of Leisure Town Growth Area |  Vanden Meadows        |
|  Infill Focus Areas               |  City Limits           |



**City of Vacaville**  
Community Development





# Exhibit C

Infill Focus Areas Subject to the General Plan Update Cost Recovery Fee						
Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies <sup>1</sup>	Development Projected to Occur by Horizon Year 2035? <sup>2</sup>
<b>Underutilized Shopping Centers</b>						
Glenbrook Plaza (Food Fair Shopping Center)	Southwest corner of South Orchard Avenue and West Monte Vista Avenue	126-150-020	7	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
		131-020-160 131-020-200 131-020-410 131-020-420 131-060-090 131-060-100 131-060-310	19	Old Ford Dealership and PG&E Corporation Yard properties changed from General Commercial to High Density Residential (12.4 acres). The properties along Aegean Way changed from Commercial Service to General Commercial (7 acres).	If and/or when the site redevelops with High Density Residential or Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Elmira Square (Walmart Neighborhood Market Shopping Center)	Southeast corner of Nut Tree Road and Elmira Road	135-421-190 135-421-200 135-421-230 135-421-240	8	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
		132-221-060 132-210-090 132-210-120 132-210-160 132-210-220 132-210-230	10	Land Use designation changed from Neighborhood Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
Peabody Rd at Marshall Road (99 Cents Only Store Shopping Center)	Southeast corner of Peabody Road and Marshall Road					

Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies <sup>1</sup>	Development Projected to Occur by Horizon Year 2035? <sup>2</sup>
<b>Downtown Vacaville Sites</b>		130-202-050 130-202-060 130-202-070 130-202-080 130-203-010 130-203-020 130-203-030 130-203-100 130-203-110 130-203-120 130-203-130 130-203-140 130-205-040 130-205-050 130-205-150 130-205-160 130-206-010 130-206-030 130-206-060 130-206-080 130-206-090 130-206-100 130-206-110 130-206-120 130-206-130	4	Residential Urban High Density Overlay increased from a maximum of 36 units per acre to a maximum density of 65 units per acre.	On any High Density Residential units exceeding the previous maximum density of 36 units per acre.	Yes
<b>East Main District (Opportunity Hill Project Site)</b>	Wilson Street and Catherine Street					

<b>East Main District (Depot Street Project Site)</b>	Northeast corner of McClellan Street and East Main Street (Both sides of Bush Street)	130-122-080	6	Residential Urban High Density Overlay increased from a maximum of 36 units per acre to a maximum density of 65 units per acre.	On any High Density Residential units exceeding the previous maximum density of 36 units per acre.	Yes
		130-122-100				
<b>E. Monte Vista Shopping Center</b>	East Monte Vista Avenue between Cernon Street and Gibson Canyon Road	130-122-110	5	Land Use designation changed from General Commercial to Mixed Use.	If and/or when the site redevelops with Mixed Use development, including, but not limited to, adding residential units, and/or non-residential development with a floor area ratio (FAR) exceeding 0.3.	No
		130-122-120				
		130-122-130				
		130-122-140				
		130-123-010				
		130-123-020				
		130-123-030				
		130-123-040				
		130-123-050				
		130-123-060				
		130-123-070				
		130-123-080				
		130-123-090				
		130-123-100				
		130-123-110				
		130-123-120				
130-123-130						
130-122-010						
130-122-020						
130-122-030						
130-122-040						
130-122-070						
130-122-090						
130-122-170						
130-122-210						
125-283-010						
		125-283-020				
		125-283-030				
		125-283-040				

Sites	Location	Assessor Parcel Number(s)	Approx. Acreage	General Plan Update Benefit	General Plan Update Cost Recovery Fee Applies <sup>1</sup>	Development Projected to Occur by Horizon Year 2035? <sup>2</sup>
<b>Business Park Policy Plan Area</b>						
Vacaville Golden Hills Business Park	South of Vaca Valley Parkway and East Monte Vista Avenue	133-210-280 133-210-290 133-210-300 133-210-680	24	Land Use designation changed 184,259 sq. ft. from Industrial to General Commercial. <i>(Note this site requires a Policy Plan Amendment.)</i>	To any non-residential development not permitted by Area II (Office Commercial) of the Vacaville Golden Hills Business Park as of August 9, 2016.	Partial
<b>Vacaville Unified School District Properties (Surplus Properties)</b>						
Jepson Middle School (Remnant)	Elder Street, west of Jepson Middle School	125-070-140 (portion)	4	Land Use designation changed from Junior High School to Low Density Residential.	To all residential units.	Yes
Rice McMurtry Property	Northwest corner of Browns Valley Road and McMurtry Lane	123-040-290	9	Land Use designation changed from Junior High School to Residential Estates.	To all residential units.	Yes
<b>Miscellaneous Properties</b>						
Gaspare Property	Northeast corner of Peabody Road and Alamo Drive, east of the Lucky's Shopping Center	132-320-170	9	Land Use designation changed from Low Medium Residential density to Mixed Use.	To Mixed Use Development including non-residential development, and any residential units exceeding 8 units per acre.	Partial
Pierson Property	Cherry Glen Road, adjacent to I-80	128-010-010 128-010-020 128-020-090	23	Land Use designation changed from County General Plan designation of Agriculture to Highway Commercial.	General Plan Update Cost Recovery due at time of annexation.	Partial

CCC Associates Property	Allison Drive, adjacent to the Travis Credit Union Headquarters Building	131-030-840 131-030-860	15	Land Use designation changed from Low Medium Residential density to Mixed Use.	To Mixed Use Development including non-residential development, and any residential units exceeding 8 units per acre.	Partial
Locke Paddon Community	Leisure Town Road, south of Poplar Road, north of Maple Road	134-250-030 134-250-040 134-250-190 134-250-200 134-250-210 134-250-220 134-250-230 134-250-240	31	Land Use designation changed from Rural Residential to Residential Estates.	General Plan Update Cost Recovery due at time of annexation.	Partial
Notes:						
<p><sup>1</sup> The General Plan Update Cost Recovery Fee will only be assessed on the incremental development permitted by the change in General Plan land use designation. For example, a project formally designated as Residential Low Medium Density (5.1-8.0 units per acre) and that was changed to Mixed Use (10-40 units per acre and non-residential development with a maximum floor area ratio of 1.0) would only be charged the Recovery Fee on those units exceeding 8 units per acre and on the non-residential development.</p>						
<p><sup>2</sup> Development projected to occur by General Plan Horizon year 2035 is based on the development projections identified in the General Plan Draft Environmental Impact Report. This information is for fee generation purposes only, and is not intended to limit development on these properties.</p>						

# bae urban economics

## Exhibit D

**To:** Vacaville City Council

**From:** Matt Kowta, Principal, MCP

**Date:** July 10, 2016

**Re:** Fee Analysis for General Plan Update Cost Recovery and for General Plan Implementation

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### **Introduction**

The City of Vacaville General Plan was adopted in August 2015 with Action LU-A6.1, which states: *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.* The purpose of this memo is to document the methodology that the City of Vacaville has used in order to calculate proposed cost-recovery fees to be collected from development projects that benefit from services provided by the City of Vacaville. The City has, and will continue to provide services in the form of the preparation of the City's comprehensive General Plan Update (General Plan Update Cost Recovery Fee) and the completion of a number of activities that implement the General Plan in the years subsequent to the City Council's adoption of the General Plan Update (General Plan Implementation Fee).

### **Legal Authority**

California State law requires that every jurisdiction adopt a comprehensive General Plan to guide the community's development (California Government Code Section 65301). Without a valid General Plan, a community can be legally restricted from making land use changes and approving new development projects, including functions such as amending the zoning ordinance, issuing land use and building permits, and taking other actions on planning and building applications. Periodically, each jurisdiction must update its General Plan, to ensure that it remains a relevant and effective planning tool. Jurisdictions typically undertake a comprehensive General Plan update every 10 to 25 years. Government Code section 65104 recognizes that the legislative body of the jurisdiction may establish fees to support work including, but not limited to, the adoption and administration of a General Plan, but that the "fees shall not exceed the reasonable cost of providing the service for which the fee is charged." The procedure for adopting such fees are prescribed in Government Code Section 66016.

## General Methodology

The remainder of this memo documents the process that the City of Vacaville followed in order to establish the appropriate fees to charge for General Plan Update Cost Recovery and for General Plan Implementation Cost Recovery. Both methodologies follow the same general steps, which are as follows:

1. Identify the costs of the required planning activities
2. Identify the range of new development that will benefit from the completion of the required planning activities.
3. Determine a reasonable method to allocate the costs across the benefitting development, by type of development.
4. Calculate a fee schedule that specifies the maximum fee amounts for different types of development that the City can charge, without imposing fees that result in collecting fees that, cumulatively, would collect more money than the cost of conducting the required planning activities.

The following sections explain the fee calculation methodologies used for the General Plan Update Cost Recovery Fee and for the General Plan Implementation Cost Recovery Fee.

## Methodology for General Plan Update Cost Recovery Fee

### 1. Cost

The City's cost for the 2015 General Plan Update included direct consultant contract costs, plus additional City staff support and citywide overhead costs. The General Plan Update cost \$3 million dollars. Of this, \$1.8 million was paid by an interdepartmental loan from the Utilities Department, and the remaining \$1.2 million was funded by the City's General Fund. This fee study is based on recapturing approximately \$2.4 million of the total cost to prepare the new General Plan. This amount was derived by subtracting the cost of the State-mandated Energy and Conservation Action Strategy (ECAS) (\$167,000), which was created to address how the City will reduce greenhouse gas emission through 2020, then by acknowledging that approximately 15 percent of the General Plan Update benefits the entire community (\$450,000) by updating policies related to the Safety Element, the Parks and Recreation Element, and other sections of the General Plan.

\$3,000,000 Total Cost
- \$167,000 ECAS Cost
- <u>\$424,950 Communitywide Benefit</u>
<b>\$ 2,408,050 General Plan Recovery Cost</b>

The remaining \$2.4 million dollars, which represents 85% of the total cost of the General Plan Update minus the ECAS, will be charged to new development areas that significantly

benefitted from the Update. Specifically, new development located within the East of Leisure Town Road, including Brighton Landing, and Northeast Growth Areas, on properties identified as infill Focus Areas, and the Vanden Meadows project would be charged this fee. The allocation of cost by area is shown in the upper part of Table 1.

**Table 1: General Plan Update and General Plan Implementation Cost Summary**

<b>General Plan Update Costs</b>		<b>\$2,400,000</b>
Allocation to Vanden Meadows and Growth Areas	89%	\$2,133,534
Allocation to Incremental Growth in Focus Areas Enabled by GPU	11%	\$266,466
<b>General Plan Maintenance Costs</b> (See detail in Appendix A)		<b>\$4,383,259</b>
Allocation to Building Permits Issued Throughout City Through 2035	100%	\$4,383,259
<b>Total Costs Allocated Through 2035</b>		<b>\$6,783,259</b>

Source: City of Vacaville, 2016.

Vanden Meadows and Brighton Landing, located within the East of Leisure Town Road Growth Area, have Development Agreements that require these projects to pay the General Plan Update Cost Recovery Fee at the time of final map recordation. These developments were approved prior to the adoption of the General Plan, but benefit from General Plan policies, the General Plan Environmental Impact Report and the Energy and Conservation Action Strategy. These Development Agreements also state that in the event the fee has not been adopted at time of final map recordation, the fee is required to be paid at time of building permit issuance. As of the date of this memo, some phases of Brighton Landing are nearing the final map recordation stage. Some phases of Vanden Meadows may be nearing this stage late this year.

For other areas, not currently located within city limits, collecting the Recovery Fee at time of annexation, which is made possible by the General Plan Update and Comprehensive Growth Management Plan (an implementing document of the General Plan) would allow the City to recover the cost of the General Plan Update years earlier than it would in comparison to collecting the fee at building permit issuance. Acquiring the fees early in the development process would allow the City to pay back the General Fund and the interdepartmental loan back earlier. Repayment of these funds will allow the City to fund other projects and obligations.

## **2. New Development Benefitting from General Plan Update**

Table 2 contains a summary of all estimated development through General Plan buildout. The table breaks the total buildout down according to location, and also separates development that is anticipated to occur through 2035, and development that is anticipated to occur between 2035 and General Plan buildout. For the purposes of General Plan Update cost



Recovery Fee, all development that occurs by 2035 (2035 Horizon) under the aegis of the General Plan Update will benefit from the preparation of the 2015 General Plan Update. Conversely, it is assumed that development that does not occur until after 2035 will not benefit directly from the 2015 General Plan Update, but instead will benefit from a future General Plan Update that will cover a period occurring after 2035. Based on these distinctions, as summarized at the bottom on Table 2, total development anticipated through 2035 Horizon includes approximately 9,843 residential units, 1.1 million square feet of commercial space, 1.1 million square feet of office space, and 2.1 million square feet of industrial space.

**Table 2: Development Subject to General Plan Update Fees Through Horizon 2035**

	Residential		Single Family		Multifamily		Commercial		Office		Industrial	
	Units	Acres	Units	Acres	Units	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres
Vanden Meadows Horizon 2035 already annexed, to be developed	779	213.1	0	0	0	0	0	0	0	0	0	0
<b>East of Leisure Town Road Growth Area</b>												
ELTR Growth Area Horizon 2035 already annexed, to be developed (Brighton Landing)	780	217	0	0	0	0	108,000	50	0	0	0	0
ELTR Growth Area Horizon 2035 to be annexed and developed (Roberts Ranch)	785	248	0	0	0	0	0	0	0	0	0	0
ELTR Growth Area Horizon 2035 to be annexed and developed (Detention Basin)	0	23										
ELTR Growth Area Horizon 2035 to be annexed and developed (North of Elmira Rd.)	610	136	280	14	60,113	4.6			0	0	0	0
ELTR Growth Area Horizon 2035 to be annexed and developed (possibly - South side of Fry Road, APN 137-020-030)	363	137	0	0	135,907	10.4			0	0	0	0
<b>Northeast Growth Area</b>												
NE Growth Area Horizon 2035 already annexed, to be developed (Ashwill Property)	0	0	0	0	0	0	0	0	0	0	148,104	8.5
NE Growth Area Horizon 2035 to be annexed and developed (Ashwill Property)	16	15.9	0	0	0	0	0	0	0	0	409,464	23.5
<b>Sub-total Vanden Meadows and Growth Areas Horizon 2035</b>	<b>3,333</b>	<b>3,053</b>	<b>990</b>	<b>14</b>	<b>304,020</b>	<b>65</b>			<b>0</b>	<b>0</b>	<b>557,568</b>	<b>32</b>
Focus Areas Horizon 2035	907	30	877		286,771				812,799		1,437,752	
Focus Areas Incremental Growth Enabled by GPU - Horizon 2035 (incl. above)	335	30	305		286,771				0		0	
Pipeline Horizon 2035 (a)	5,070	3,773	1,297		145,618				0		53,380	
Other Capacity Horizon 2035	533	313	220		446,354				251,944		3,123	
<b>Sub-total Other Areas Growth Through 2035</b>	<b>6,510</b>	<b>4,116</b>	<b>2,394</b>		<b>878,743</b>				<b>1,064,743</b>		<b>1,494,255</b>	
<b>TOTAL GROWTH THROUGH 2035</b>	<b>9,843</b>	<b>7,169</b>	<b>2,674</b>		<b>1,182,763</b>				<b>1,064,743</b>		<b>2,051,823</b>	

Note:  
(a) Pipeline Horizon 2035 has been reduced by 779 units, as Vanden Meadows is shown separately on this table.  
Source: City of Vacaville, 2016

### **3. Method to Allocate General Plan Update Costs to 2035 Horizon Growth**

Table 3 contains the calculations to allocate the General Plan Update costs across the benefitting development that is anticipated through Horizon 2035. Most of the benefitting development is within either the East of Leisure Town Road or Northeast Growth Areas, or Vanden Meadows, with a total value of approximately \$1.3 billion. A small portion of the benefitting development is within the Focus Areas. Focus Areas are locations within the city limits, which were part of the prior General Plan. Within the Focus Areas, the 2015 General Plan Update incorporated changes in land use designations that will enable incremental increases in development potential within the Focus Areas, including increases in single-family, multifamily, and commercial development potential. As shown in the upper part of Table 3, the incremental development capacity increase in the Focus Areas has a potential value of \$165 million.

The middle portion of Table 3 allocates General Plan Update costs new development in proportion to the value of development, with more valuable development being allocated a greater share than development that has a lower value. As shown, the total \$2.4 million cost for the 2015 General Plan Update is allocated primarily to the Vanden Meadows and Growth Areas 2035 development (89% of total), with a much smaller portion allocated to the incremental Focus Areas growth enabled by the General Plan Update (11%). (See Table 1.)

**Table 3: GPU Cost Allocation to Vanden Meadows, Horizon 2035 Growth in Growth Areas, and Incremental Growth in Focus Areas**

	Total Value of Development Subject to GPU Cost Recovery Fee					
	Single-Family	Multifamily	Commercial	Office	Industrial	Total
Vanden Meadows and Growth Areas Horizon 2035 (a)	\$1,144,875,000	\$56,000,000	\$76,005,000	\$0	\$69,696,000	\$1,346,576,000
Focus Areas Incremental Growth Enabled by GPU (b)	\$11,250,000	\$61,000,000	\$71,692,750	\$0	\$0	\$143,942,750
Pipeline Total (b) (c)	\$0	\$0	\$0	\$0	\$0	\$0
Other Capacity Total (b) (c)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub-Total Other Areas</b>	<b>\$11,250,000</b>	<b>\$61,000,000</b>	<b>\$71,692,750</b>	<b>\$0</b>	<b>\$0</b>	<b>\$143,942,750</b>
<b>Grand Total Development Value Through 2035</b>	<b>\$1,156,125,000</b>	<b>\$117,000,000</b>	<b>\$147,697,750</b>	<b>\$0</b>	<b>\$69,696,000</b>	<b>\$1,490,518,750</b>
<i>Assumed Value/Unit</i>	\$375,000	\$200,000	\$250	\$250	\$125	

	GPU Cost Allocation (Gross)					
	Single-Family	Multifamily	Commercial	Office	Industrial	Total
Vanden Meadows and Growth Areas Horizon 2035 (a)	\$1,843,452	\$90,170	\$122,382	\$0	\$112,223	\$2,168,227
Focus Areas Total	\$18,114	\$98,221	\$115,438	\$0	\$0	\$231,773
Pipeline Total (c)	\$0	\$0	\$0	\$0	\$0	\$0
Other Capacity Total (c)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub-Total Other Areas</b>	<b>\$18,114</b>	<b>\$98,221</b>	<b>\$115,438</b>	<b>\$0</b>	<b>\$0</b>	<b>\$231,773</b>
<b>Grand Total Cost Recovery Through 2035</b>	<b>\$1,861,567</b>	<b>\$188,391</b>	<b>\$237,820</b>	<b>\$0</b>	<b>\$112,223</b>	<b>\$2,400,000</b>

	Cost Allocation (Per Residential Unit, Per Non-Residential Square Foot, or Per Acre)					
	Single-Family	Multifamily	Commercial	Office	Industrial	Avg./Acre Annexed
<b>Applicable Fees by Area, Through Horizon 2035</b>						
Vanden Meadows - <u>Per Unit</u> (to be paid upon recordation of final map) (d)	\$604	N.A.	N.A.	N.A.	N.A.	N.A.
Brighton Landing - <u>Per Unit</u> or Per Non-Res. Sq. Ft. (to be paid upon recordation of final map) (a)	\$604	N.A.	\$0.40	N.A.	N.A.	N.A.
Growth Areas - <u>Per Unit or Non-Res. Sq. Ft.</u> (other areas already annexed)	\$604	\$322	\$0.40	N.A.	\$0.20	N.A.
Growth Areas - <u>Per Acre</u> (other areas to be annexed) (a)	\$1,862	\$6,441	\$1,883	N.A.	\$3,507	\$1,969
Focus Areas - <u>Per Unit or Non-Res. Sq. Ft., Incremental growth enabled by GPU</u>	\$604	\$322	\$0.40	N.A.	N.A.	N.A.
Pipeline (excluding Vanden Meadows) - <u>Per Unit or Non-Res. Sq. Ft.</u> (c)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Other Capacity - <u>Per Unit or Non-Res. Sq. Ft.</u> (c)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

**Notes:**

- (a) For Growth Areas, development total reflects the development absorption expected through Horizon 2035. Fees are to be paid at time of annexation on a per acre basis. Fees to be paid by Brighton Landing at time of Final Map recordation or building permit issuance pending the timing of the adoption of the General Plan Update Cost Recovery Fee to the timing of Final Map recordation. Fees are to be paid at time of final map recordation for other Growth Areas already annexed into the city.
- (b) For Focus Areas that develop by 2035, all fees shall be paid at time of Final Map recordation. In the event a Final Map is not required, the fee shall be paid at building permit issuance.
- (c) Pipeline projects (except Vanden Meadows) and Other Capacity Areas, identified by Chapter 3 of the General Plan Update Draft Environmental Impact Report, are assumed to be exempt from the General Plan Update Cost Recovery Fee. Pipeline are projects that were granted development entitlements under the 1990 General Plan. Other Capacity Areas include incorporated and unincorporated properties given land use designations by the 1990 General Plan and did not receive new General Plan land use designations as part of the General Plan Update.
- (d) The General Plan Update Draft Environmental Impact Report identified Vanden Meadows as a Pipeline project. The project was under review concurrently with the General Plan Update process. Per the Vanden Meadow's Development Agreement, Vanden Meadows is required to pay the General Plan Update Cost Recovery Fee. Fees are to be paid at time of final map recordation or building permit issuance, pending the timing of the adoption of the General Plan Update Cost Recovery Fee in relation to the time of Final Map recordation.

Sources: The Planning Center / DC&E, 2012; City of Vacaville, BAE, 2016.

#### **4. Fee Schedule for General Plan Cost Recovery Fee**

The lower portion of Table 3 calculates the per unit or per acre fees to be charged to benefitting new development. Residential and commercial development that will occur in areas that have already been annexed to the City will be charged the fee on a per-unit basis, and on a per square foot basis, respectively, at time of final map recordation, or at building permit issuance depending on development entitlement stage of each project. For benefitting development that will occur on land that must be annexed to the City (i.e., portions of Growth Areas not already annexed), the fee will be charged on a per-acre basis at time of annexation. The fee amounts are the maximum amounts that the City should charge, in order to ensure that the City does not collect fees in excess of the City's cost of conducting the General Plan Update.

### **General Plan Implementation Fee**

#### **1. Cost**

Table 1 summarizes the cost of General Plan Implementation activities through 2035, as estimated by City staff. Implementation activities include, but are not limited to, amendments to the City's Land Use and Development Code, periodic updates to State mandated documents, and maintaining land use entitlement and building reports. The total cost of implementation activities is approximately \$4.4 million. The estimated costs for individual implementation activities are detailed in Appendix A.

#### **2. New Development Benefitting from General Plan Implementation Activities**

For the purposes of the General Plan Implementation Plan Cost Recovery Fee, the new development benefitting from the various General Plan Implementation activities is any development project that requires a building permit. As discussed below, the method to allocate General Plan Implementation costs is based on the relative cost of the building fee charged on permits issued. The building fee is a fee charged on all building permits to cover the Building Division's administrative services and building inspection costs. This fee does not represent the total cost of a building permit, which also includes plan review fees, development impact fees, and other surcharges. Table 4 summarizes the total building fees collected between Fiscal Year 2004-2005 and Fiscal Year 2015-2016, indicating average building fee charges of \$1.2 million per year in nominal dollars, or \$1.4 million per year when inflation-adjusted to 2015 dollars.

The General Plan anticipates that future residential building activity occurring between 2016 and 2035 will be higher than the level of activity that occurred between 2005 and 2015. The forecasted increase in building activity is 14.9 percent. Table 4 uses this anticipated increase in building activity as a proxy for the increase in building fee collection through 2035. It assumes that the dollar volume of all types of building permits will increase in line with the increase the volume of permits issued. If this 14.9 percent adjustment is applied to the City's

historic, inflation-adjusted, building permit fee volume, the resulting estimate is \$1.6 million in building fees per year, through 2035.

### **3. Method to Allocate Costs for General Plan Implementation**

As indicated above, the method to allocate costs for General Plan Implementation activities is to estimate the percentage increase in the building fee charged for all building permits that would be necessary in order to recover the estimated General Plan Implementation costs over time. The lower part of Table 4 indicates that if the City simply spread the estimated General Plan Implementation Costs over the 19-year total building permit fee revenue based on nominal historic building permit activity, it would be necessary to add an 18.7 percent surcharge on every building permit. If the City instead calculated the surcharge based on the historic inflation-adjusted building permit revenues, further adjusted by the anticipated increase in overall building permit activity, the resulting cost recovery fee would be 14.2 percent of the base building permit amounts.

This methodology recognizes that the total General Plan Implementation Cost Recovery Fees could increase above the \$4.4 million estimate detailed in Appendix A due to any underlying increases in base building permit fees that may be instituted; however, further increases in building permit revenue will likely be due to inflationary factors, which will likely have a similar effect on the costs of General Plan Implementation activities over time. Under this type of situation, the City may collect more than \$4.4 million in General Plan Implementation Cost Recovery fees; however, the City's cost for the specified implementation activities would likely rise by a similar amount. To ensure the City only collects the amount needed to fund General Plan Implementation activities, the City should reevaluate the amount of development and the fees collected every five years as part of the Comprehensive Growth Management Plan. At that time, the City Council may consider amending the fee, if deemed necessary.

### **4. Fee Schedule for General Plan Implementation Cost Recovery Fee**

As indicated above, the General Plan Implementation Cost Recovery Fee will be charged as a percentage surcharge on total building permit fees collected through the 2035 time period. The surcharge would not vary by permit type; thus, a fee schedule has not been provided. However, Table 5, below, provides examples of how the General Plan Implementation Cost Recovery surcharge would affect different types of permits, at the 14.2 percent level.

**Table 4: City of Vacaville Historic Building Fee Revenue and General Plan Implementation Cost Percentage**

Building Fee Revenue - Account 1231.41003.000, Fiscal Year 2004-2016													
	FY 04/05	FY 05 / 06	FY 06 / 07	FY 07/08	FY 08/09	FY 09 / 10	FY 10 / 11	FY 11 / 12	FY 12 / 13	FY 13 / 14	FY 14 / 15	FY 15 / 16	12 Year Total
Building Permit Revenue	\$1,508,051	\$670,453.10	\$2,235,282.77	\$1,405,520.46	\$1,304,509.24	\$670,717.29	\$819,082.66	\$1,197,289.54	\$1,002,559.60	\$1,055,622.96	\$1,330,946.00	\$1,586,766.40	\$14,796,020.75
CR	188.80	202.7	209.2	216	222.8	224,395	227,469	233.39	239.65	245,023	251,985	258,572	
Inflation-Adjusted to 2015 \$	\$1,961,480	\$655,256.04	\$2,762,830.41	\$1,682,538.13	\$1,513,956.75	\$772,872.44	\$931,080.04	\$1,326,473.07	\$1,081,717.43	\$1,114,206.64	\$1,366,736.49	\$1,586,768.40	\$16,963,916.11

**Anticipated Building Activity Benefitting from General Plan Implementation Through 2035**

Nominal Dollar Revenues	12-Year Revenue Total	12-Year Revenue Average
	\$14,796,021	\$1,233,002
Revenues Inflation-Adjusted to 2015 \$	12-Year Revenue Total	12-Year Revenue Average
	\$16,963,916	\$1,413,660
Inflation-Adjusted 2016\$ Adjusted for Increased Building Activity (14.9%)	12-Year Revenue Total	12-Year Revenue Average
	\$19,497,915	\$1,624,826

Anticipated General Plan Implementation Activity Costs Through 2035	Total 19 Year Cost	Annual Average
	\$4,383,259	\$230,698

Building Fee Increase Necessary to Fund Implementation, Based on Nominal Historic Activity	16.71%
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Building Fee Increase Necessary to Fund Implementation with CPI and GP Increase in activity	14.20%
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Source: City of Vacaville, 2016.

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**Table 5: Examples of General Plan Implementation Cost Recovery Fee**

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**Examples of 14% Building Fee Increase**

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	<b>Sq. Ft.</b>	<b>Valuation</b>	<b>Building Fee</b>	<b>14.2% Increase</b>	<b>New Building Fee</b>
Single Family Home	2,248 sf	\$ 253,485.00	\$ 1,505.00	\$ 213.68	\$ 1,718.68
Villas at NV Apartments Bldg 1 (36 Bldg)		\$ 942,404.00	\$ 20,359.00	\$ 2,890.63	\$ 23,249.63
Buzz Oates Warehouse Shell	597,816 sf	\$ 19,090,330.40	\$ 50,405.00	\$ 7,156.66	\$ 57,561.66
PG&E Shell & TI	17076 sf	\$ 6,800,000.00	\$ 19,237.00	\$ 2,731.33	\$ 21,968.33
Reroof Permit		\$ 14,500.00	\$ 213.00	\$ 30.24	\$ 243.24
Solar Permit	-		\$ 52.00	\$ 7.38	\$ 59.38
Pool		\$ 35,000.00	\$ 410.00	\$ 58.21	\$ 468.21

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Source: City of Vacaville, 2016.



**Appendix A: Estimated General Plan Update, Maintenance, and Implementation Costs**

25-Mar-16

**2015 Comprehensive General Plan Update**

	Cost Allocation	
	Growth Areas	Focus Areas
<b>2015 Comprehensive General Plan Update Cost Recovery</b>	<b>\$2,400,000</b>	<b>88.9%</b>
	<b>\$2,400,000</b>	<b>\$2,133,534</b>
		<b>\$266,466</b>

**Ongoing Planning Maintenance and Implementation Activities**

	Estimated Cost for In-House Preparation (Community Development Cost)	No. of Revisions prior to 2035	Total Cost Through 2035
<b>Annual Land Use and Development Code Review and Update</b>	\$43,670	20	\$873,400
<b>Annual Status of the General Plan and Housing Element Report*</b>	\$31,275	20	\$625,500
<b>Comprehensive Growth Management Plan</b> <i>(Contains Municipal Service Review and Comprehensive Annexation Plan)</i>	\$193,538	4	\$774,150
<b>Comprehensive Land Use and Development Code (Zoning) Update</b> <i>(includes new ordinances)</i>	\$387,075	1	\$387,075
<b>Energy and Conservation Action Strategy (ECAS) Updates</b>	\$44,663	4	\$178,650
<b>General Plan Technical Update (2025)</b>	\$387,075	1	\$387,075
<b>Housing Element Update*</b>	\$203,288	3	\$609,863
<b>Land Use Database Maintenance</b>	\$25,000	20	\$500,000
<b>Building Permit Software Update - GIS Module</b> <i>(1/3 Total Cost)</i>	\$14,213	1	\$14,213
<b>Building Permit Software Annual Maintenance</b> <i>(1/3 Total Cost)</i>	\$1,667	20	\$33,333
<b>Total Cost:</b>	<b>\$1,331,463</b>		<b>\$4,383,259</b>

**Notes:**

Costs for all ongoing planning maintenance and implementation activities will be spread across all new development anticipated throughout the City of Vacaville within the 2035 planning horizon.

\* Includes Department of Housing Services Cost

Source: City of Vacaville, 2016

## Attachment 1

### Summary of Development Related General Plan Implementation Tasks

Implementation Task	Estimated Cost	No. of Revisions Prior to 2035	Total Cost Through 2035
Annual Land Use and Development Code Review and Update	\$43,670	20	\$873,400
Annual Status of the General Plan and Housing Element Report*	\$31,275	20	\$625,500
Comprehensive Growth Management Plan <i>(Contains Municipal Service Review and Comprehensive Annexation Plan)</i>	\$193,538	4	\$774,150
Comprehensive Land Use and Development Code (Zoning) Update <i>(includes new ordinances)</i>	\$387,075	1	\$387,075
Energy and Conservation Action Strategy (ECAS) Updates	\$44,663	4	\$178,650
General Plan Technical Update (2025)	\$387,075	1	\$387,075
Housing Element Update*	\$203,288	3	\$609,863
Land Use Database Maintenance	\$25,000	20	\$500,000
Building Permit Software Update - GIS Module <i>(1/3 Total Cost)</i>	\$14,213	1	\$14,213
Building Permit Software Annual Maintenance <i>(1/3 Total Cost)</i>	\$1,667	20	\$33,333
<b>Total Cost:</b>			<b>\$4,383,259</b>

**Note:** With the exception of the Annual Status of the Housing Element Report and the Housing Element Update, these costs are limited to the costs incurred by the Community Development Department.

## **Description of Development Related General Plan Implementation Tasks**

**Annual Land Use and Development Code Review and Update** – The Community Development Department actively follows, reviews, and prepares letters of support and/or opposition to proposed legislation. When necessary, Community Development amends the Land Use and Development Code or other City adopted documents, such as the General Plan, to implement new legislation on an annual basis. Community Development is currently following the pending legislation:

- **Governor's By Right Housing Proposal** - A proposal by the Governor to pre-empt local discretionary land use approvals of specified housing developments by having all such approvals be considered "ministerial" actions, meaning eliminating opportunities for public review, project-level environmental review and restricting design review.
- **AB (Santiago) 1934 Density Bonuses: Mixed-Use Projects** – AB 1934 would require local governments to provide a commercial developer a density bonus and other incentives or concessions when the developer has entered into an agreement for with an affordable housing developer to provide affordable housing through a joint project or two separate projects encompassing affordable housing.
- **SB 1069 (Wieckowski) 2<sup>nd</sup> Units** – SB 1069 would replace the term "second unit" with "accessory dwelling unit" and require ministerial, nondiscretionary approval of an accessory dwelling unit under certain conditions. Cities would also be prohibited from imposing parking standards on accessory dwelling units under certain circumstances. This bill is related to AB 2299 (Bloom) which further amends Government Code Section 65852.2.
- **AB 2501 (Bloom) Density Bonuses** – AB 2501 would revise specified provisions to require a local government to adopt procedures and timelines for processing a density bonus application. It would also require local governments to provide a list of documents and information required to be submitted with the application in order for it to be deemed complete. The bill would prohibit a local government from requiring additional reports or studies to be prepared as a condition of an application.
- **AB 2586 (Gatto) Parking** - AB 2586 would restrict a local governments' ability to regulate local parking. This bill unnecessarily upends local authority to regulate parking, an authority that cities have had since at least 1959.

**Annual Status of the General Plan and Housing Element Report** – Government Code Section 65400 mandates that the City submit an annual report on the status of the General Plan, including the Housing Element, and progress in its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year. Submittal of these reports ensures the City's General Plan and Housing Element are in compliance with State law and makes the City eligible for certain grant funding opportunities. See the attached General Plan Implementation Plan for the numerous tasks the City must report on annually.

**Comprehensive Growth Management Plan** – This document includes the State mandated Municipal Service Review with the City's Sphere of Influence review which must be updated and

reviewed by Solano Local Agency Commission every 5 years. This document also contains the City's Comprehensive Annexation Plan. This document must be kept up-to-date in order for the City to annex additional land.

**Comprehensive Land Use and Development Code (Zoning) Update** – This task amends to the Land Use and Development Code to include new ordinances and amendments identified as General Plan Actions and mitigation measures. The General Plan Implementation Plan identifies approximately 50 Municipal Code amendments that must be implemented.

**Energy and Conservation Action Strategy (ECAS) Updates** – 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. The ECAS must be updated approximately every 5 years when new greenhouse gas emission targets are identified by the California Air Resources Board.

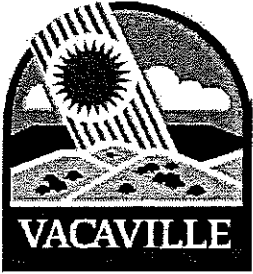
**General Plan Technical Update (2025)** – This task involves reviewing and updating the technical components of the General Plan (ex. planned infrastructure improvements) to ensure it remains in compliance with State law, and reflects changes in City polices and goals, and removes completed General Plan Actions. The technical update also provides the City Council the option to add, remove, or amend General Plan policies.

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

**Land Use Database Maintenance** – The City's land use database provides an inventory of existing land uses, approved development projects, and projected development within the City's planned Sphere of Influence. This information is used for infrastructure modeling and planning, land use reports, and project specific environmental analysis.

**Building Permit Software Update – GIS Module and Annual Maintenance (1/3 Total Cost)** – The City has building permit software, however, it currently does not include a GIS module to monitor building permits issued in specified geographic areas. In addition, it does not have the ability to identify or charge fees specific to certain projects and/or locations, such as the proposed General Plan Update Cost Recovery Fee. The GIS module would allow the City to monitor permits issued and projects completed in specified geographic areas, in addition to charging project and location specific fees. In addition, this module would help ensure the amount of development does not surpass the amount of development included in the General Plan Update environmental impact report.

Attachment 2



**City of Vacaville**  
General Plan Implementation Plan

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City of Vacaville		City Departments		Time Frame	Status
<b>Vacaville General Plan IMPLEMENTATION PLAN - Housing Element</b>					
<b>Jurisdiction: City of Vacaville</b>					
<b>Reporting Period: January 1, 2015 to December 31, 2015</b>					
Action					
<b>New Construction</b>					
H. 1-1-1 - Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.		CD & HS	Ongoing	On December 8, 2015, the City approved a density bonus request for the Rocky Hill Veterans Housing Project. The project site is a 1.42 acre parcel owned by the City, located at 582 Rocky Hill Road. Of the 39 total units, 14 will be available to extremely low income households, 24 will be available to low income households, and 1 will be a manager's unit. Twenty-nine (29) units will be restricted to be rented to veterans/veteran families and 9 units will have a veteran's preference. The property is zoned RH (High Density Residential), which allows a density of 14.1-24.0 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project also meets the housing needs of a veterans - a special needs population identified by the Housing Element.	
H. 1-1-2 - 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	2017	The Planning Commission initiated this amendment at their February 19, 2013 meeting. This action will be further evaluated as part of the Land Use and Development Code updates needed to implement the recently adopted General Plan.	
H. 1-1-3 - 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	Discontinued	This program was completed in 2015. However, on December 8, 2015, the City Council extended the sunset date for single-family, and multi-family and non-residential projects until to December 31, 2016. This program defers single-family residence building permit fee payments until the final building inspection for the project or 6 months from when the building permit was issued, whichever occurs first. It also defers building permit fee payment until the occupancy for multi-family dwelling units, or the occupancy of a non-residential development. The deferral does not reduce the Development Impact Fees paid to the City; it simply changes when that revenue is collected.	
H. 1-1-4 - Review and update the development impact fee structure for residential projects.		CMO & All Departments	2016/2017	A development impact fee study (AB 1600) will be conducted following the preparation of new citywide master infrastructure and facility reports currently underway. As part of this study, the City will review and update development impact fees.	

Action	City Departments	Time Frame	Status
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 units of new construction on 1.42 acres at Rocky Hill Road. The City contributed a deferred loan for the value of the land. All units in the project are reserved for households at or below 60% area median income (AMI). The City continues to work with potential developers of other City owned housing properties for development of affordable housing projects, including affordable senior housing.
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	Unspecified	This action will be implemented on a case-by-case basis.
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	Ongoing	The Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP conditions 39 affordable units of new construction to be preferred for Veterans and Veteran families. 11 project based VASH Vouchers are designated for the project to serve chronically homeless Veterans.
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	Unspecified	This action will be further evaluated as part of the Municipal Code updates needed to implement the recently adopted General Plan.
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 affordable units of new construction preferred for Veterans and Veteran families. 11 project based VASH Vouchers are designated for the project to serve chronically homeless Veterans.
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	Ongoing	Chapter 14.09.106 of the Land Use and Development Code continues to permit residential Overlay districts within commercially zoned lands. If the project is composed of residential units only, the development must be constructed to medium or high density residential densities.
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 affordable units of new construction preferred for Veterans and Veteran families. The project includes 15-three bedroom and 12-four bedroom units. The City continues to seek programs and work with developers to increase the supply of three- and four-bedroom units.
H. 1 - I - 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	CD & HS	Unspecified	This action will be further evaluated as part of the Municipal Code updates needed to implement the recently adopted General Plan.

Action	City Departments	Time Frame	Status
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	2016	On August 11, 2015, the City Council approved the new General Plan. General Plan Action LU-A16.4 directs City staff to amend the 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 of the General Plan, up to 65 dwelling units per acre. A Request for Qualifications has been released to seek qualified developers to develop the East Main Project (formerly known as the Opportunity Hill and Depot Street sites).
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	2017	The Planning Commission initiated this amendment at their February 19, 2013 meeting. The Planning Commission included 6,000-square foot lots into this policy. This action will be further evaluated as part of the Land Use and Development Code updates needed to implement the recently adopted General Plan.
H. 1 - I 15 - High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	CD	Complete	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the permitted density range for the High Density Residential land use designation was amended to 20.1 to 24 units per acre.
H. 1 - I 16 - Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	CD, HS, & CMO	Ongoing	The City continues to monitor changes in State law.
H. 1 - I 17 - Implement California energy conservation standards.	CD	Ongoing	The Community Development Department's Building Department continues to enforce energy conservation standards as part of the permitting process for all residential projects. As part of the General Plan Update process, the City adopted a climate action plan that includes policies addressing energy conservation.
H. 1 - I 18 - Implement the California Green Building Standards Building Code.	CD	Ongoing	The City continues to implement the California Green Building Code.
H. 1 - I 19 - Encourage energy-conserving development patterns.	CD & PW	Ongoing	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the <i>Energy and Conservation Action Strategy</i> (ECAS). The ECAS contains several greenhouse gas reduction measures including Measure LU-3 which states: Require that new neighborhoods be based on traditional residential development patterns (i.e. interconnected streets or a grid pattern) in a variety of densities with a pedestrian-friendly network of streets and parks, unless prohibited by topographical conditions or other site specific constraints.



Action	City Departments	Time Frame	Status
H. 1 - I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.	CD & PW	Ongoing	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures that address reducing energy consumption through landscaping, orientation and configuration of building, and other factors affecting energy use.
H. 1 - I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	CD	Ongoing	The Land Use and Development Code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house
H. 1 - I 22 - The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	CD	Ongoing	During the review of development entitlements for proposed residential projects affordable to very-low and low income households, the Community Development Department, in conjunction with the Utilities Department, will evaluate wastewater treatment capacity and water allocations required to serve the project and give priority for allocations except where capacity has already been granted to other approved projects. There are no known treatment capacity or water allocation shortfalls which would impede residential development during the timeframe of this Housing Element.
H. 1 - I 23 - The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.	CD & CMO	2016	A housing fee study will be conducted in 2016 to determine whether the City's Community Facilities Fee impose a governmental constraint on the production of multi-family developments.
<b>Rehabilitation and Conservation</b>			
H. 2 - I 1 - Continue to enforce housing affordability agreements between the owners and the City.	HS	Ongoing	The City monitors annually all properties under affordability agreements between owners and the City in order to maintain that projects are within compliance. Currently there are 103 affordability agreements covering 967 units, including homes purchased under the City's Shared Equity Loan Program
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	Ongoing	The City is implementing a \$1,000,000 CalHOME grant for First Time Homebuyer Loans for low-income individuals and families. To date, \$750,000 has been expended to provide 16 First Time Homebuyer Down payment Assistance Loans.
H. 2 - I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	HS	Ongoing	The Vacaville Housing Authority (VHA) currently provides 1143 Section 8 housing choice vouchers within the City. The VHA received 11 project based Veterans Affairs Supportive Housing vouchers dedicated to serve chronically homeless Veterans.

Action	City Departments	Time Frame	Status
H. 2 - 1 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	Ongoing	From January 1, 2015 through December 31, 2015, the Fire Department (Code Enforcement Division) responded to 179 graffiti cases, 466 neglect of private property cases (this includes vehicle complaints), 169 obstruction of the public right of way, 11 vacant building complaints, 17 uncategorized complaints, 38 homeless encampments, 9 chicken complaints, 30 zoning complaints, 9 green pool complaints, 1060 water usage complaints and 769 weed abatement cases.
H. 2 - 1 5 - Continue to enforce and update the Condominium Conversion Ordinance.	CD & HS	Ongoing	The Condominium Conversion ordinance prevents the conversion of senior apartments if the senior restricted apartment rate falls below 3 percent.
H. 2 - 1 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	Ongoing	The City actively tracks expiring regulatory agreements on affordable housing projects in order to maintain affordability terms. Currently there are 103 affordability agreements covering 967 units. In April 2015, Council approved extending a City loan on Senior Manor Apartments for an additional 55-years with increased affordability levels in exchange for a partial loan payment and loan forgiveness at the end of the term.
H. 2 - 1 7 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	HS	Ongoing	The City is required under SB 341 to spend 30% of the Housing Asset Funds towards the production of extremely low income units within a five year term. All affordable housing project contracts after June 2011 are obligated to incorporate the requirements of SB 341.
H. 2 - 1 8 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.	HS	Ongoing	The City is a recipient of entitlement dollars from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. These funds are awarded annually with the goal to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The City received \$431,032 for the 2015-2016 program year.
H. 2 - 1 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	2015	All property purchased by the former Redevelopment Agency on Callen and Bennett Hill Court was transferred to a partnership between CFY, Inc and Vacaville Community Housing, Inc for the rehabilitation and new construction of 130 units of affordable housing. The final properties were transferred in February 2015 with construction completion anticipated for March 2016.

Action	City Departments	Time Frame	Status
<b>Housing Support Services</b>			
<p>H. 3 - 1 - 1 - Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.</p>	HS	Ongoing	<p>The 2015 update of the Analysis of Impediments to Fair Housing identifies impediments in the City to fair housing and provides actions taken by the City to affirmatively further fair housing opportunities and strategizes future actions to ensure fair housing issues are addressed. Progress with implementing actions will be reported to HUD in the City's Consolidated Plan/Annual Action Plan and in the City's Consolidated Annual Performance and Evaluation Report (CAPER).</p>
<p>H. 3 - 1 - 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.</p>	HS	Ongoing	<p>As of June 2015, the City has taken the role as program administrator for the Community Services Block Grant program. This state supported program allocates funding to provide case management and direct services to assist low-income and/or homeless individuals and families in Solano County toward the achievement of self-reliance. The Vacaville Housing Authority provides referrals to agencies that serve homeless individuals and families. In 2014, the City initiated efforts to collectively analyze the homeless issues in Vacaville by establishing of Homeless Roundtable. The Homeless Roundtable is a collaboration of government agencies, non-profits and faith-based organizations to discuss and strategize on how to better serve the homeless population in Vacaville.</p>
<p>H. 3 - 1 - 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.</p>	PD		<p>When funding is available, the Vacaville Police Department's Family Resource Center works in collaboration with the Vacaville Community Welfare Association to provide one-time assistance with emergency vouchers for food, gas, and prescriptions.</p>
<p>H. 3 - 1 - 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.</p>	HS	Ongoing	<p>The Vacaville Housing Authority (VHA) currently provides 1,143 Section 8 housing choice vouchers within the City. The VHA received 11 project based VASH vouchers dedicated to serve chronically homeless Veterans.</p>
<p>H. 3 - 1 - 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.</p>	HS	Ongoing	<p>The Department of Housing Services has received \$1,000,000 in grant funding from Cal HOME FTHB Program for down payment assistance. Of this allocation to date, \$750,000 has been received to provide 16 First Time Homebuyer Down Payment Assistance Loans. A 4th and final draw (in the amount of \$250,000), should be received by early February 2016. The City is actively pursuing other sources of funding to continue the down payment assistance program.</p>

Action	City Departments	Time Frame	Status
H. 3 – I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.	HS	Ongoing	The Department of Housing Services (DHS) has received \$1,000,000 in grant funding from Cal HOME FTHB Program for down payment assistance. Of this allocation to date, \$750,000 has been received to provide 16 First Time Homebuyer Down payment Assistance Loans. Since the recertification of the Housing Counseling program in 2014, DHS has conducted 14 First Time Homebuyer workshops, serving 248 clients through workshops and one-on-one counseling sessions. The City is actively pursuing other sources of funding to continue the down payment assistance program.
H. 3 – I 7 - Continue to implement the relocation plan for households displaced as a result of local public action.	HS	Ongoing	There have been no households displaced as a result of local public action.
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 affordable units of new construction preferred for Veterans and Veteran families. 11 project based VASH Vouchers are designated for the project to serve chronically homeless Veterans. The project will include on-site social services including: case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless. The City, in partner with VCH, continually seeks opportunities to expand affordable housing projects by converting/developing more space to accommodate supportive services on-site.
H. 3 – I 9 - Continue to provide housing counseling assistance to residents to help preserve homeownership.	HS	Ongoing	In 2014, the City recertified the Vacaville Housing Counseling Center (VHCC). In June 2015, the VHCC was awarded a Housing Counseling Grant from HUD for \$12,000 to support housing counseling efforts in workshops for homebuyer training and lender training for the Cal HOME First Time Homebuyer program. Since the recertification of the Housing Counseling program in 2014, DHS has conducted 14 First Time Homebuyer workshops, serving 248 clients through workshops and one-on-one counseling sessions.
H. 3 – I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	FD	Ongoing	From January 1, 2015 through December 31, 2015, the Fire Department Code Enforcement Division responded to 11 vacant property complaints. Code Enforcement participates in the Vacant Property Registration program where we have received 57 vacant property registration forms.
H. 3 – I 11 - Continue to address the needs of local military personnel and their families.	HS & CD	Ongoing	The City continues to work closely with Travis Air Force Base to help meet the needs of local military personnel and their families.

Action	City Departments	Time Frame	Status
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	Ongoing	Several City facilities are continued to be as cooling and heating centers during times of extreme weather. Several City facilities can also operate as emergency shelters during catastrophic events.
H. 3 - I 13 - Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.	HS	Ongoing	On December 8, 2015, the City Council approved a memorandum of understanding between the City of Vacaville and Community Action Partnership of Solano Joint Powers Authority to serve as fiscal agent and to provide program administration from January 1, 2016 through December 31, 2016.
H. 3 - I 14 - Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing First" or similar type program.	PD, HS, CMO	Ongoing	In 2014, the City initiated efforts to collectively analyze the homeless issues in Vacaville by establishing the Homeless Roundtable. The Homeless Roundtable is a collaboration of government agencies, non-profits and faith-based organizations to discuss and strategize on how to better serve the homeless population in Vacaville. A subcommittee was formed in order to consider implementation of a Housing First program.
H. 3 - I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.	PD, HS, CMO	Ongoing	The Ad-Hoc Homeless Task Force, a partnership comprised of members of the faith-based community, local social service providers, and City staff, was disbanded in 2012 due to the elimination of the Redevelopment Agency and the Low- and Moderate-Income Housing Fund. The City has reunited the group as the "Homeless Roundtable." The Homeless Roundtable meets on a regular basis to discuss and address homelessness issues. The meetings are facilitated by the City of Vacaville Police Chief.
H. 3 - I 16 - Continue to implement the City's Crime free multi-family program.	PD, HS, CMO	Ongoing	The Crime-Free Multi-Family Housing Program is a voluntary partnership between the Vacaville Police Department and local property managers/owners and residents with the goal of promoting safe, crime-free environments for residents. As part of this program, the Vacaville Police Department provides background check information to property managers/owners for their review when considering a rental application. Each property manager/owner determines their own tenancy requirements.
H. 3 - I 17 - Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.	HS	Ongoing	The City has worked with and supported community organizations in the past, such as the Boys and Girls Club, and will continue to do so. The Housing Services Department will implement this policy, in cooperation with County agencies, on an ongoing basis throughout the 2015-2023 housing cycle, depending on response from non-profit organizations and social service agencies.

Action	City Departments	Time Frame	Status
<b>Program Evaluation</b>			
H. 4 - 1 1 - Regularly compile and analyze data relevant to housing need and affordability.	HS & CD	Ongoing	The Department of Housing Services conducts an annual vacancy and rent survey on market, affordable and senior units within the City. The latest survey was completed October 2015.
H. 4 - 1 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.	HS & CD	Ongoing	The Annual Consolidated Performance Evaluation Report (CAPER) for the City's Community Development Block Grant program evaluates progress in meeting goals for affordable housing and improvements to areas identified as low- and moderate- income.
H. 4 - 1 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	Ongoing	There have been no changes to the City's RMD, RUHD, or RUHD vacant land inventory since the adoption of the 2015-2023 Housing Element.

## **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 1<sup>st</sup>. As part of this review, tasks will be prioritized annually based on staff resources and funding availability.

## **IMPLEMENTATION PLAN – GENERAL PLAN ACTIONS**

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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	Timeframe	Status
<b>Land Use Element</b>			
LU-A.1.1 - Maintain and replace, as necessary, lighting and landscaping on the City's streets.	PW	Ongoing	The City continuously maintains and replaces landscaping and lighting on city streets.
LU-A2.1 - Update the zoning map in the Land Use and Development Code to reflect the General Plan land use designations, and insert a table into the Land Use and Development Code specifying which zoning districts implement each General Plan land use designation.	CD	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDDC)) to implement several General Plan Actions. This includes updating the zoning map.
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	2016-2017	The City's Municipal Services Review and Comprehensive Annexation Plan, renamed the <i>Comprehensive Growth Management Plan</i> , will be updated in 2016-2017 following the creation of the Master Infrastructure and Facility Plans.
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	Ongoing	This Action will be implemented with each update to the Comprehensive Growth Management Plan.
LU-A3.3 - Continue to monitor new development where infrastructure limits are being reached or exceeded so that linkages with necessary improvements can be established and funded.	CD, PW, & Util	Ongoing	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development. The City will then continue to review and revise the CIP annually.
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	Ongoing	The City will review and revise existing policy plans following the adoption of the Master Infrastructure and Facility Plans.
LU-A3.5 - Review and revise the City's capital improvement program annually to ensure that public improvements will be consistent with General Plan policies for residential areas and that progress is made toward implementing these policies.	PW, CD, CMO, & Util	Ongoing	See Status of Action LU-A3.3
LU-A3.6 - Develop a focused infrastructure investment plan to serve employment sites.	CMO & PW	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development. This Action will take place following the completion of these plans.

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

HS - Housing Services  
CMO - City Manager's Off. CS - Community Services

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

Action	City Departments	Timeframe	Status
LU-A4.1 - Update and maintain the Economic Vitality Strategy to address the community's targeted goals for attracting targeted employment uses to the City, including into attract those uses to the City.	CMO	Unscheduled	On December 15, 2015, the Community Development Director held a work session with the Planning Commission to review potential Land Use and Development Code amendments to promote economic vitality. An Economic Vitality Strategy update revision schedule has not yet been determined.
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	2016	The City has contracted with an economist to create a General Plan Update recovery fee. The proposed fee will be presented to the City Council in early 2016.
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	2016-2017	Following the adoption of the Master Infrastructure and Facility plans, the City will conduct an AB 1600 Development Impact Fee study.
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	2017	Following the adoption of the Master Infrastructure and Facility plans, the City will conduct an AB 1600 Development Impact Fee study. During the AB 1600 process, the City will evaluate the City's impact fees and evaluate ways to target specific businesses.
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	Ongoing	Information about specific neighborhood areas can be found on the City's webpage: <a href="http://www.cityofvacaville.com">www.cityofvacaville.com</a>
LU-A8.1 - Maintain and implement agreements with the Solano Irrigation District, nearby cities, and Solano County, and negotiate agreements with other local government entities to help direct the provision of urban services to urban areas while maintaining as much viable agriculture on prime agricultural soils as is practical.	Util, CD, SID, nearby cities, & Solano County	Ongoing	The City is currently negotiating with SID to amend the Master Water Agreement.
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	2016-2017	The City met with the LAFCO executive officer in November 2015 and in February 2016 to discuss amending the City's sphere of influence. The City will propose to amend the sphere of influence concurrently with Comprehensive Growth Management Plan public hearings.

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

Action	City Departments	Timeframe	Status
LU-A9.3 - 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.	Unscheduled	
LU-A9.1 - Identify and prioritize neighborhoods underserved by healthy food sources for development of healthy food sources.	CD	Unscheduled	
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	Unscheduled	
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	Unscheduled	
LU-A9.4 - Establish a process through which a neighborhood can propose and adopt a site as a community garden.	CD & CS	Unscheduled	
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	Unscheduled	
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	Unscheduled	
LU-A10.2 - Hold staff-level meetings with Solano County Public Health to review emerging health issues.	CD, CS, & Solano County Public Health	Unscheduled	
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	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
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	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
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	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.

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

Action	City Departments	Timeframe	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>	CD	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
<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>	CD	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
<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>	CD	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
<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>	CD	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
<p>LU-A15.1 - Continue marketing efforts and assistance to promote the stimulation of job-generating industrial uses in Vacaville.</p>	CD & CMO	Ongoing	In 2014, the City partnered with Visit Vacaville to create a marketing program to attract and retain businesses and visitors to the City of Vacaville. The creation and implementation of the marketing plan will continue through 2016. In 2015, the City launched its economic development website: Go Vacaville. The City has also adopted branded itself with a new logo and motto: Vacaville - Small City. Big Opportunities.
<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>	CMO, PW, & Util	Unscheduled	This task will most likely occur after the completion of the Master Infrastructure and Facility Plans.

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Action	City Departments	Timeframe	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 &amp; HS</p>	<p>2016-2017</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>
<p>LU-A16.2 - Continue to implement public improvements that will support revitalization of the Downtown area.</p>	<p>PW, Util, CD, &amp; CMO</p>	<p>Ongoing</p>	<p>On December 8, 2015, the City Council initiated development in the East Main District, which is located along the eastern boundary of Downtown. Approximately \$1.1 million of redevelopment bond funds have been allocated for development of critical infrastructure in this area.</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 &amp; CMO</p>	<p>Unscheduled</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 &amp; HS</p>	<p>2016</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>
<p>LU-A16.5 - Amend the Zoning designations within the Downtown to conform to revised land use designations.</p>	<p>CD</p>	<p>2016-2017</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions. This includes updating the zoning map.</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, &amp; CMO</p>	<p>In Progress</p>	<p>On December 8, 2015, the City Council initiated development in the East Main District, formerly referred to as Opportunity Hill. The East Main District is located within Downtown. As part of its efforts, the City will host a public work session with the public prior to issuing a Request for Qualifications, followed by a Request for Proposals, proposal to potential developers with experience developing mixed use and infill sites. Once the developers have been chosen, the City will outline the development entitlement process and requirements.</p>

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IMPLEMENTATION PLAN- General Plan Actions**

Action	City Departments	Timeframe	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>Util. &amp; CD</p>	<p>In Progress</p>	<p>The City is currently negotiating with SID to amend the Master Water Agreement, which includes provisions regarding the width of the Agricultural Buffer.</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. &amp; CD</p>	<p>In Progress</p>	<p>The City is currently negotiating with SID to amend the Master Water Agreement.</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, &amp; CS</p>	<p>2016-2017</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</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 &amp; CMO</p>	<p>2016-2017</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions. This Action must be completed prior, or concurrently, with the preparation of the Comprehensive Growth Management Plan.</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 &amp; U</p>	<p>In Progress</p>	<p>The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development. The City will then continue to review and revise the CIP annually.</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>	<p>2016-2017</p>	<p>The City's Municipal Services Review and Comprehensive Annexation Plan, renamed the Comprehensive Growth Management Plan, will be updated in 2016-2017 following the creation of the Master Infrastructure and Facility Plans.</p>
<p>LU-A20.1 - Identify steps to further support development within Priority Development Areas.</p>	<p>CD, PW, Util, &amp; HS</p>	<p>2016-2017</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>

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Action	City Departments	Timeframe	Status
LU-A20.2 - Amend the zoning map to identify the Allison Policy Plan Area and Downtown Vacaville Priority Development Areas.	CD	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LU-DC)) to implement several General Plan Actions.
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	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LU-DC)) to implement several General Plan Actions.
LU-A22.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P22.1.	CD	2016	This Action removes project-specific development and design criteria from the General Plan and relocates it to the Land Use and Development Code. This Action does not change the content of the development and design criteria for the Rice McMurry development area.
LU-A23.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P23.1.	CD	2016	This Action removes project-specific development and design criteria from the General Plan and relocates it to the Land Use and Development Code. This Action does not change the content of the development and design criteria for the Southtown and Vanden Meadows development area.
LU-A24.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P24.1.	CD	2016	This Action removes project-specific development and design criteria from the General Plan and relocates it to the Land Use and Development Code. This Action does not change the content of the development and design criteria for the Lower Lagoon Valley development area.
LU-A26.1 - Amend the Land Use and Development Code to include the development standards and guidelines provided in Policy LU-P26.2.	CD	2016	This Action removes project-specific development and design criteria from the General Plan and relocates it to the Land Use and Development Code. This Action does not change the content of the development and design criteria for the required separator between residential development and Maris Industrial Park.
LU-A26.2 - Amend the Land Use and Development Code to include the development standards and guidelines provided in policy LU-P26.3.	CD	2016	This Action removes project-specific development and design criteria from the General Plan and relocates it to the Land Use and Development Code. This Action does not change the content of the development and design criteria for the former Solano Irrigation District Headquarters property

**City of Vacaville  
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Action	City Departments	Timeframe	Status
<b>Transportation Element</b>			
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 Vacaville Parkway Extension, Foxboro Extension, California Drive Extension, and Interstate 80 Overcrossing projects would create the proposed loop street system.	PW, CS, Solano Transportation Authority	Ongoing	The City continues to review public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. The City will further evaluate the possibility of creating a loop street system around the city as part of the Master Transportation Infrastructure Study.
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	Ongoing	
TR-A1.3 - Continue to support STA updates of the Congestion Management Plan (CMP) and other regional transportation planning efforts.	PW & Solano Transportation Authority	Ongoing	City staff regularly meets with STA to discuss topics including the Congestion Management Plan.
TR-A3.1 - Develop policies, procedures, and standards for roundabouts and rural roads as part of the update the City's roadway design specifications.	PW & CD	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. Following the completion of these plans, the City will complete this Action.
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	Ongoing	The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. The Transportation Master Plan will be used to continue the implementation of this Action.
TR-A3.3 - Update the Traffic Impact Fee program to reflect the adopted General Plan and existing land uses to ensure that the level of service standards stated in Policies TR-P3.1 through TR-P3.3 are met to the greatest extent possible.	PW & CD	2016-2017	Following the adoption of the Master Infrastructure and Facility Plans, the City will conduct an AB 1600 Development Impact Fee study. The City's Traffic Impact Fee will be updated following the AB 1600 study.
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	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.



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Action	City Departments	Timeframe	Status
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	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. This includes a Transportation Master Plan. Following the completion of these plans, the City will program new transportation improvements as part of its capital improvement plan (CIP).
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	Ongoing	
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	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
TR-A5.4 - Establish policies, procedures, and standards for implementing improvements that maximize the carrying capacity of arterials.	PW & CD	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
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	2016-2017	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
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	Ongoing	
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	2016-2017	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
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	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.

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

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Action	City Departments	Timeframe	Status
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	2016-2017	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
TR-A7.5 - Construct off-site transit facilities to enhance citywide transit service and to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW & CD	Unscheduled	The City is updating its Master Infrastructure and Facility Plans. The Transportation Master Plan will be used to help implement this Action.
TR-A7.6 - Support school districts as appropriate in the provision of school bus service, and consider a process to facilitate the development of Operations and service as a Transportation Demand Management (TDM) measure to offset morning peak hour and overall greenhouse gas impacts of new development and existing vehicle traffic to schools.	PW & School Districts	Ongoing	City staff works with the local school districts to help meet the transit needs of school aged children.
TR-A7.7 - Support the local school districts in efforts to reduce motor vehicle trips, reduce overall traffic congestion, improve school area safety, and promote student health as a TDM measure to offset the impact of new development on citywide congestion levels and greenhouse gas emissions.	PW, School Districts, and Solano Transportation	Ongoing	City staff works with the local school districts to help meet the transit needs of school aged children.
TR-A7.8 - Consider including transportation improvements that will support and enhance travel by transit, bicycle, and pedestrian modes in updates to the Development Impact Fee program.	PW & School Districts		Following the adoption of the Master Infrastructure and Facility plans, the City will conduct an AB 1600 Development Impact Fee study. During the AB 1600 process, the City will evaluate the City's impact fees and evaluate ways to support and enhance travel by transit, bicycle, and pedestrian modes.
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	Unscheduled	
TR-A8.2 - Establish a policy on bike storage and parking requirements.	CD & PW	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
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	Unscheduled	
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	Unscheduled	

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Action	City Departments	Timeframe	Status
TR-A8.5 - Seek funding to construct bicycle infrastructure to enhance the citywide bike route network as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions	PW	Unscheduled	
TR-A9.1 - Continue to support and facilitate the ADA Advisory Committee as a means to prioritize and address all barriers for people with disabilities on the City roadway network and at public facilities.	PW & CMO	Ongoing	
TR-A9.2 - Seek funding to construct off-site pedestrian infrastructure to enhance the citywide pedestrian network (including improved access to transit) as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions.	PW	Unscheduled	
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	2016-2017	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
TR-A12.1 - Continue to implement the Extra-Legal Permit Program to limit truck traffic on local roads.	PW & Caltrans	Ongoing	
TR-A12.2 - Continue to enforce designated truck routes to support truck loads and operations and implement the Extra-Legal Permit Program to appropriately route trucks on the City's roadway network and prioritize roadway design that is needed to support truck loads and operations.	PW & Caltrans	Ongoing	
<b>Conservation and Open Space Element</b>			
COS-A1.1 - Adopt and implement the requirements of the Solano Habitat Conservation Plan (HCP) once it is approved. If the Solano HCP is not adopted, develop standardized policies for conserving natural communities affected by development.	CD & PW	Ongoing	As part of the General Plan Update Environmental Impact Report, the City adopted several of the conservation mitigation measures identified by the Draft HCP (2014). Future development must adhere to the adopted mitigation measures. These mitigation measures will remain in place until the HCP is adopted at which time development will have to comply with it.
COS-A1.2 - Develop and implement programs to identify invasive, non-native species and prohibit the use of such species in landscaping in order to prevent them from becoming established or expanding their populations within the city.	CD & PW	Unscheduled	
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.

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Action	City Departments	Timeframe	Status
<p>COS-A1.4 - Amend the Land Use and Development Code to require all new Specific Plans and the Residential Design Requirements for New Single Family Development to include a resource management component that protects and preserves natural communities, and encourages the use of native vegetation in the landscape plans, and establishes street tree planting standards for new development.</p>	<p>CD &amp; PW</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>
<p>COS-A1.5 - Adopt a citywide open space management plan that identifies ways to protect wildlife, including the protection and enhancement of existing wildlife movement corridors.</p>	<p>CD, PW, &amp; CS</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>
<p>COS-A1.6 - Amend the Land Use and Development Code to establish the following protections for special-status bat species:                      - An approved biologist shall conduct pre-construction roost surveys between March 1 and August 31 to identify any roosting bats, and ensure that surveys are conducted within 30 days prior to the anticipated removal of habitat.                      - If a maternity roost is encountered during a pre-construction survey, demolition of the roost shall wait until September 15 when the young can live independently of the adults. Prior to demolition, the bats shall be excluded by an experienced expert. If the roost is not a maternity roost, then the bats shall be excluded from the roost by the certified expert prior to demolition.                      - A bat roost shall be recreated within 5 miles of the project site. A conservation easement shall be placed on the mitigation bat roost to ensure that it is not destroyed. The bat roost shall be monitored until it can be demonstrated that bats have used the mitigation roost for three consecutive years. An endowment shall be established in sufficient quantity to provide for the maintenance of the bat roost. The City of Vacaville shall approve the quantity of the endowment.</p>	<p>CD &amp; PW</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</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 &amp; PW</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>

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Action	City Departments	Timeframe	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 shorter term mitigation and long-term management of these areas shall also be provided. The plans, at a minimum, shall incorporate the following:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- The mitigation plan shall specify a construction and five-year post construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provisions for remedial action as needed to correct deficiencies. 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.</li> <li>- 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.</li> <li>- The management plan shall specify maintenance requirements and the responsibility for implementation, long term ownership and/or management responsibility, and a funding mechanism.</li> </ul>	<p>CD</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>

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Action	City Departments	Timeframe	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"> <li>● 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).</li> <li>● Native trees with a dbh of 10.1 to 16 inches shall be replaced at a ratio of 4:1.</li> <li>● Native trees with a dbh of 16.1 to 36 inches shall be replaced at a ratio of 6:1.</li> <li>● Native trees with a dbh over 36 inches shall be replaced at a ratio of 8:1.</li> </ul> <p><input type="checkbox"/> Non-Native Trees:</p> <ul style="list-style-type: none"> <li>● Trees with a dbh of 6 to 10 inches shall be replaced at a ratio of 1:1.</li> <li>● Trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 2:1.</li> <li>● Trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 3:1.</li> <li>● Trees with a dbh over 36 inches shall be replaced at a ratio of 4:1.</li> </ul> <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 &amp; CS</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>
<p>COS-A1.10 - Amend Chapter 14.09.131 of the Land Use and Development Code (Tree Preservation) to require that a tree protection zone be established on a new development site adjacent to work areas to mitigate potential damage to native trees on the site during construction activities. Usually a tree protection zone encompasses the edge of the canopy. A professional arborist shall be consulted prior to construction regarding the specifications of the tree protection zone and the appropriate care for trees before, during, and after construction. Trees whose roots are damaged by the project shall be monitored for five years after the end of construction. Those trees that die within the five-year monitoring period shall be replaced with three native trees. These new re-plantement trees shall be covered by the mitigation plan described in Action COS-A1.8.</p>	<p>CD</p>	<p>Unscheduled</p>	<p>City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.</p>

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Action	City Departments	Timeframe	Status
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 creeks 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.	CD, PW, & CS	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
COS-A2.2 - Establish a single maintenance district to ensure uniform maintenance, management, and invasive species control for selected channels and creeks.	PW & CD	Unscheduled	
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	CD & PW	2016	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
COS-A4.1 - Adopt an Agricultural Buffer Ordinance and zoning district.	CD	2016	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
COS-A4.2 - Adopt a right-to-farm ordinance that informs homebuyers near agricultural operations of the possible negative effects of living near active agricultural operations, such as noise, dust, and spraying.	CD	2016	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
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.	CMO & CD	Unscheduled	
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	2016	The City will be meeting with the Yocha DeHe Wintun Nation in the near future.
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	Unscheduled	
COS-A9.1 - Implement the Climate Action Plan and monitor its effectiveness every five years by conducting a greenhouse gas emissions inventory. Adjust the Climate Action Plan as needed based on these calculations to ensure that the City is on track to meet its greenhouse gas emissions reduction target.	CD, CS, FD, PD, & Util	2020	The City will conduct a new greenhouse gas inventory in 2020 or sooner is required by changes in State law. The ECAS (the City's Climate Action Plan) implementation plan is part of the General Plan Implementation Plan.

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

Action	City Departments	Timeframe	Status
COS-A9.2 - Continue to provide alternative fuel infrastructure throughout the city, such as electric vehicle charging stations, and conduct periodic studies to ensure that there is demand for such facilities as technologies change.	PW, CD, Util, CS, FD, & PD	Ongoing	
COS-A9.3 - Continue to purchase alternative fuel, low emission vehicles for the City's vehicle fleet.	PW	Ongoing	In 2015, the City leased 8 new electric vehicles for staff use.
COS-A11.1 - Pursue grants to address existing energy inefficiencies in City facilities.	PW & All City Departments	Unscheduled	
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
COS-A12.1 - Amend the Land Use and Development Code to identify land use sources of toxic air contaminants and sensitive users.	CD & PW	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
COS-A13.1 - Revise the Land Use and Development Code to require water use efficiency best management practices.	CD, PW, & Util	Completed	On October 27, 2015, the City Council adopted the State Model Water Efficient Landscape Ordinance (Ord. 1891). The new water efficiency requirements have been added to Division 14.27, Water Efficient Landscaping, of the City Municipal Code.
COS-A13.2 - Continue to implement the City's water efficient-landscape requirements, which address the use of drought-tolerant plant materials and irrigation standards.	CD, PW, & Util	Ongoing	See Status of Action COS-A13.1
COS-A13.3 - Continue to pursue the development of infrastructure for distribution of recycled or non-potable water for irrigation.	Util, CD, & PW	Ongoing	
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	Unscheduled	



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

Action	City Departments	Timeframe	Status
<b>Parks and Recreation Element</b>			
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	2016	The Comprehensive Parks, Recreation, and Open Space Master Plan will be updated in 2016. This Plan functions as the Master Facility Plan for the Community Services Department.
PR-A1.2 - Develop the Trails and Trailhead system as outlined in the Comprehensive Parks, Recreation and Open Space Master Plan. Provide additional trails and facilities where they are feasible and appropriate. Connect the trails system to the bikeways system wherever feasible and appropriate.	CS, CD, CMO, & PW	Unscheduled	
PR-A1.3 - Implement a Quimby Ordinance requiring that park provision be considered and incorporated in the subdivision process.	CS, CD, CMO, & PW	2016-2017	
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		The City is updating its Master Infrastructure and Facility Plans, including the Comprehensive Parks, Recreation, and Open Space Master Plan. Following the adoption of these plans, the City will be conducting an AB 1600 Development Impact Fee study. The impact fees for parks will be evaluated as part of this study.
PR-A3.1 - Coordinate with public safety staff in the design of parks and in the development of standards for park design. Incorporate these standards into the Update to the Comprehensive Parks, Recreation, and Open Space master Plan.	CS, FD, & PD	2016	The Comprehensive Parks, Recreation, and Open Space Master Plan will be updated in 2016. This Plan functions as the Master Facility Plan for the Community Services Department.
PR-A6.1 - Conduct a review of park and recreation facilities to identify ways that they could be utilized to promote healthy lifestyles and activities for all age levels, including diet, exercise, and mental well-being.	CS & PW	2016	The Comprehensive Parks, Recreation, and Open Space Master Plan will be updated in 2016. This Plan functions as the Master Facility Plan for the Community Services Department.

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

Action	City Departments	Timeframe	Status
<b>Public Facilities and Services Element</b>			
<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"> <li><input type="checkbox"/> Analysis of current fire, rescue, and emergency medical facilities and equipment, and their adequacy to service the existing planning area.</li> <li><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.</li> </ul> <p>These projections should include the adequacy of facilities and equipment, response times, communications systems, and the adequacy of the water system for fire-fighting needs.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Response time standards for fire, rescue, and emergency medical services, and adequate personnel and facilities to meet the established standards.</li> <li><input type="checkbox"/> Hazardous materials use, storage, and disposal standards.</li> <li><input type="checkbox"/> Detailed Wildland Fire Hazard Area map for areas of local responsibility, similar to Figure SAF-9 in the Safety Element.</li> </ul>	FD & PD	2016	The City is updating its Master Infrastructure and Facility Plans. The Fire and Police Departments will create public safety facilities plan as part of this task.
<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"> <li>• Analysis of current law enforcement facilities and equipment, and their adequacy to service the existing planning area.</li> <li>• Projections of the impacts of new development on the provision of 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.</li> <li>• Response time standards for law enforcement services, and adequate personnel and facilities to meet the established standards.</li> </ul>	FD, PD & CD	2016	The City is updating its Master Infrastructure and Facility Plans. The Fire and Police Departments will create public safety facilities plan as part of this task.
<p>PUB-A2.2 - Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.</p>	PD, CD, & FD	Ongoing	The Police Department routinely provides neighborhood security and crime prevention information and training. They actively encourage the creation of neighborhood and business watch groups.
<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	Unscheduled	
<p>PUB-A7.2 - Amend the Telecommunications chapter of the Land Use and Development Code as needed to keep up-to-date on changes in telecommunications technology and practices.</p>	CD & PW	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.

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

HS - Housing Services  
CMO - City Manager's Off. CS - Community Services

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

Action	City Departments	Timeframe	Status
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
PUB-A9.1 - Consider adopting a procurement ordinance to purchase recycled goods, thereby creating a market for recycled materials.	Finance, CMO, & PW	Unscheduled	
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
PUB-A10.1 - Continue to update the Urban Water Management Plan every five years.	Util, PW, & CD	2016	The Utilities Department will be updating the Urban Water Management Plan in 2016.
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	Ongoing	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.
PUB-A11.2 - Develop a long-range strategic capital development plan for water facilities consistent with the General Plan.	Util, PW, & CMO	2016	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Water Plan.
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	2016	The City is updating its Master Infrastructure and Facility Plans. This includes a Sewer System Management Plan. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.
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	Ongoing	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.

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

Action	City Departments	Timeframe	Status
<p>PUB-A14.2 - Develop and maintain, through regular updates, a long-range strategic capital development plan for wastewater facilities consistent with the General Plan.</p>	<p>Util, PW, &amp; CMO</p>	<p>2017</p>	<p>The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.</p>
<b>Safety Element</b>			
<p>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.</p>	<p>CD, PW, &amp; FD</p>	<p>Ongoing</p>	<p>In 2015, the City began preparing a single-jurisdiction local hazard mitigation plan in compliance with the Disaster Mitigation Act of 2000.</p>
<p>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.</p>	<p>PW &amp; CMO</p>	<p>2016</p>	<p>Following the adoption of the Master Infrastructure and Facility plans currently being prepared, the City will conduct an AB 1600 Development Impact Fee study. During the AB 1600 process, the City will evaluate the City's impact fees and evaluate ways to address existing flooding and drainage problems.</p>
<p>SAF-A2.2 - Develop a financing plan for the construction of upstream regional flood control detention basins.</p>	<p>PW &amp; CMO</p>	<p>2016</p>	<p>Following the adoption of the Master Infrastructure and Facility plans currently being prepared, the City will conduct an AB 1600 Development Impact Fee study. During the AB 1600 process, the City will evaluate the City's impact fees and evaluate ways to address existing flooding and drainage problems.</p>
<p>SAF-A2.3 - Continue to construct upstream regional flood control detention basins.</p>	<p>PW</p>	<p>Ongoing</p>	
<p>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.</p>	<p>PW</p>	<p>2017</p>	<p>The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.</p>
<p>SAF -A2.5 - Develop a long-range strategic capital development plan for storm drainage facilities consistent with the General Plan.</p>	<p>PW</p>		<p>The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.</p>

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

Action	City Departments	Timeframe	Status
SAF-A2.6 - Update the City's Storm Drainage Master Plan to identify storm drain facility improvements necessary to eliminate existing flooding hazards and drainage problems.	PW	2016	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development.
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	Ongoing	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will implement them on a regular basis.
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	Ongoing	
SAF-A3.1 - Maintain the City's Storm Drainage Master Plan, which ensures that new development adequately provides for on-site and downstream off-site mitigation of potential flood hazards and drainage problems.	PW, Util & Solano Water	Ongoing	The City is updating its Master Infrastructure and Facility Plans. This includes a Master Drainage Plan. Following the adoption of these plans, the City will implement them on a regular basis.
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
SAF-A4.1 - Regularly update the Floodplain Management Ordinance to be in accordance with the National Flood Insurance Rate Map regulations.	PW & CD	Unscheduled	
SAF-A4.2 - Assist the Federal Emergency Management Agency in updating the Flood Insurance Rate Maps for the Vacaville area and identifying 100-year flood zones.	PW & CD	Unscheduled	
SAF-A4.3 - Review and revise the Safety Element concurrently with the adoption of each Housing Element to identify any new housing areas prone to flood hazards.	CD, HS, & PW	2023	The City adopted the 2015-2023 Housing Element in 2016. The Housing Element will not be updated until 2023.
SAF-A4.4 - Annually review the Land Use Element to account for new flood information made available during the previous year.	CD & PW	Annually	
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.

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

Action	City Departments	Timeframe	Status
SAF-A4.6 - Support the efforts of levee owners and regional, State, or federal agencies to design and reconstruct levees that do not meet flood protection standards to bring them into compliance with adopted State and/or federal standards.	PW, levee owners, & other agencies	Unscheduled	
SAF-A4.7 - Amend the Safety Element to include the 200-year floodplain map once it becomes available.	PW, levee owners, & other agencies	Unscheduled	This task is dependent on the availability of the 200-year floodplain map.
SAF-A5.1 - Implement standards to address wildfire threat from agricultural areas in the East of Leisure Town Road and Northeast Growth Area, which are shown in Figure LU-3	FD, PW, & CD	Unscheduled	This Action will most likely be addressed in the required Specific Plans for the Growth Areas.
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	2016	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
SAF-A6.1 - Continue to maintain and implement a hazardous materials information disclosure program.	FD & CD	Ongoing	
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	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
SAF-A7.1 - Adopt a comprehensive disaster response plan in coordination with adjoining communities. The plan should include procedures, including learning and mutual aid, to follow during and after a major earthquake, wildland fire, hazardous substance release, or other catastrophic event.	FD & PD	Ongoing	In 2015, the City began preparing a single-jurisdiction local hazard mitigation plan in compliance with the Disaster Mitigation Act of 2000.
SAF-A7.2 - Identify and regularly update emergency access routes.	FD & PD	Ongoing	In 2015, the City began preparing a single-jurisdiction local hazard mitigation plan in compliance with the Disaster Mitigation Act of 2000.
SAF-A7.3 - Conduct periodic drills using emergency response systems to test the effectiveness of City procedures.	FD & PD	Ongoing	The City periodically tests its Office of Emergency Services (OES) staff.
SAF-A8.1 - Develop a Climate Change Preparedness Plan that will prepare for the impacts of climate change on the city's economic and natural systems and provide a climate-resilient community.	FD, PD & CD	Unscheduled	
SAF-A8.2 - Establish a Climate Change Contingency Fund that the City can use to respond to extreme or unusual climate events.	CD & FD	Unscheduled	

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

Action	City Departments	Timeframe	Status
SAF-A8.3 - Establish a regional climate change working group to share information and foster cooperation between Vacaville, neighboring communities, and regional agencies.	CD, nearby cities, & Solano County	Unscheduled	
<b>Noise Element</b>			
NOI-A1.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P1.1.	CD, Solano County, Nut Tree/Travis Airport	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
NOI-A2.1 - Request that Caltrans provide sound walls along Interstate 80 adjacent to existing rest-dental areas where sound walls are the only practical noise mitigation.	CD, PW, & Solano Transportation	Unscheduled	
NOI-A2.2 - Review all non-residential development proposals for noise impacts on noise sensitive land uses, such as residences, schools, and hospitals.	CD & PW	Ongoing	Chapter 14.09.127 of the Land Use and Development Code addresses noise levels and regulations related to sensitive uses including residences, schools and hospitals.
NOI-A3.1 - Update aircraft noise projections as future operations at the Nut Tree Airport and Travis Air Force Base are projected to change.	CD, Solano County, Nut Tree/Travis Airport	Unscheduled	The City continues to work with the Solano County Airport Land Use Commission to ensure that the City's General Plan is consist with the Nut Tree Airport and Travis Air Force Base Land Use Compatibility Plans.
NOI-A4.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P4.2	CD, Solano County, Nut Tree/Travis Airport	Unscheduled	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.

## IMPLEMENTATION PLAN – ENERGY AND CONSERVATION ACTION STRATEGY (ECAS)

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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.



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**IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)**  
 2015 Annual Status of the General Plan Report

Action Number	City Department(s)	Time Frame	Status
<b>Land Use</b>			
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	2016-2017	In 2016, City staff began amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions. As part of this task the LUDC will be amended to incorporate design and development standards identified by the ECAS. Prior to formal amendment of the LUDC, project review will incorporate these recommendations.
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	2016-2017	See Status of LU-1
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	2016-2017	See Status of LU-1
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	2016-2017	See Status of LU-1
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	Ongoing	In 2015, the City hired an Economic Development Manager to help attract new development to the city. The Economic Development Manager is currently working with the City Manager's Office, local business owners, and the development community with the goal of attracting new development in the Downtown. The City has initiated preparation of a Mixed Use zoning district.

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 Vacaville General Plan  
**IMPLEMENTATION PLAN- Energy and Conservation Action Strategy (ECAS)**  
 2015 Annual Status of the General Plan Report

Action Number	City Department(s)	Time Frame	Status
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	Ongoing	In 2016, City staff will begin amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions. As part of this task the LUDC will be amended to incorporate design and development standards identified by the ECAS.
LU-7 - Continue to promote the development of employment-generating uses.	CD & CMO	Ongoing	In 2015, the City hired an Economic Development Manager to help attract new development and employment-generating uses to the city.
LU-8 - Discourage density reductions on infill sites within ¼-mile of retail and employment centers and transit routes.	CD	Ongoing	See Status of LU-1
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	2016-2017	In 2016, City staff will begin amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions. As part of this task the LUDC will be amended to incorporate design and development standards identified by the ECAS.
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	Ongoing	The City's 2015-2023 Housing Element was adopted in 2015. The Housing Element includes demographic information.
<b>Transportation</b>			
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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Actions TR-A8.5 and TR-A9.2 which direct the City to seek funding for a bicycle and pedestrian infrastructure to enhance the citywide bike route and pedestrian networks as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions.

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 2015 Annual Status of the General Plan Report

Action Number	City Department(s)	Time Frame	Status
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	2016-2017	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A8.2 which states: <i>Establish a policy on bike storage and parking requirements.</i>
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	2016-2017	See Status of LU-1
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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.
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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.
TR-6 - Continue to support school districts and the Solano Transportation Authority (STA) 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	Ongoing	City staff continues to support the school districts and STA by participating in monthly meetings to discuss the Safe Routes to School program and other related topics.
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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.

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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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.
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	As Needed / As Funding Permits	
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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with new development projects and implementation of General Plan Actions TR-A8.5 and TR-A9.2 which direct the City to seek funding for a bicycle and pedestrian infrastructure to enhance the citywide bike route and pedestrian networks as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions.
TR-11 -Require the provision of secure bike parking, protected from the elements, for multi-unit residential developments that lack individual garages.	CD	2016-2017	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A8.2 which states: <i>Establish a policy on bike storage and parking requirements.</i>
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	Ongoing	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan bikeway plan as shown in Figure TR-2 and with Specific Plan application review.
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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.

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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	Unscheduled	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.
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	Ongoing	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action COS-A9.2 which states, <i>Continue to provide alternative fuel infrastructure throughout the city, such as electric vehicle charging stations, and conduct periodic studies to ensure that there is demand for such facilities as technologies change.</i>
TR-16 - Continue to use solar panels to power or supplement electric vehicle charging stations where geographically possible, demand warrants, and funding allows.	PW	Ongoing	
TR-17 - As new development occurs or parking lots are re-stripped, evaluate the demand for designated preferred parking spaces for low-carbon, electric, and carpool vehicles in City-owned lots and Downtown.	PW	Unscheduled	
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	Ongoing	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Action TR-A10.1 which directs the City to amend Chapter 10.60, Transportation System Management, of the Vacaville Municipal Code, to be in compliance with State law.
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	2016	A prominent link will be added to City's website to the Solano Transportation Authority's (STA) Commuter Info website.

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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	Ongoing	City staff continues to support the school districts and STA by participating in monthly meetings to discuss the Safe Routes to School program and other related topics.
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	Ongoing	City staff routinely attends school events to promote the use of city transit to and from school.
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	Ongoing	City staff continues to support the school districts and STA by participating in monthly meetings to discuss the Safe Routes to School program and other related topics.
TR-23 - Encourage the State of California to reinstate school busing.	CMO	Unscheduled	
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	Ongoing	The City continues to improve the transit system. In 2015, several new bus shelters were constructed.
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	Ongoing	The City routinely implements 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.
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	Ongoing	This greenhouse reduction measure will be carried out concurrently with implementation of General Plan Actions TR-A8.5 and TR-A9.2 which direct the City to seek funding for a bicycle and pedestrian infrastructure to enhance the citywide bike route and pedestrian networks as a TDM measure to offset new development's impact on citywide congestion levels and greenhouse gas emissions. In addition, the City will be evaluating new development impact fees in 2016.

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Action Number	City Department(s)	Time Frame	Status
TR-27 - Require electric loading docks for large developments with 100 or more employees that receive deliveries by refrigerated trucks.	CD	2016-2017	See Status of LU-1
<b>Green Building</b>			
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	Unscheduled	
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	Unscheduled	California Green Building Standards Code (CALGreen) mandates that all new residential and commercial buildings have solar ready roofs.
GB-3 - Provide links to programs and information about green building, including training and technical assistance on the City's website.	CD	Unscheduled	
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	Unscheduled	
GB-5 - Develop a "heat island" mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees.	CD	Unscheduled	

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<p><b>Renewable Energy</b></p> <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	2016-2017	See Status of LU-1
<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	Unscheduled	
<p>RE-3 - Work with PG&amp;E to develop an Alternative Energy Development Plan that:</p> <ul style="list-style-type: none"> <li>• Establishes citywide measurable goals.</li> <li>• 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.</li> <li>• Proposes phasing and timing of alternative energy facility and infra-structure development.</li> <li>• Establishes development review protocol for new alternative energy projects.</li> <li>• Reviews City policies and ordinances to address alternative energy production.</li> <li>• 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 angling fixed solar PV in a manner that reduces glare to surrounding land uses).</li> </ul>	CD & PW	Unscheduled	



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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.	CD & PW	Unscheduled	
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.	PW & CD	Ongoing	California Green Building Standards Code (CALGreen) mandates that all new residential and commercial buildings have solar ready roofs.
RE-6 - Encourage the installation of solar photovoltaic arrays in new parking lots and replacement in existing parking lots.	CD	Unscheduled	
<b>Energy Conservation</b>			
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.	CD	Unscheduled	
EC-2 - Partner with Pacific Gas & Electric and other appropriate energy providers to promote energy conservation, including the following: <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.	CD	Unscheduled	

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<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 "benchmark" 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	Unscheduled	
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	Unscheduled	
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	Ongoing	In 2014 the City replaced 3,979 City-owned street lights with LED lighting on collector and arterial streets.
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	Ongoing	The City permits the Yolo Solano Air Quality Management District to display brochures advertising programs in City facilities.
EC-6 - Seek partnerships with local utilities and private entities to share resources and promote energy conservation.	PW	Unscheduled	
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	Ongoing	On September 22, 2015 the City Council consented to include the City of Vacaville Properties in the California Home Finance Authority Property Assessed Clean Energy (PACE) programs. In addition, the City became an associate member of the California Home Finance Authority.

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Action Number	City Department(s)	Time Frame	Status
<p><b>Water and Wastewater</b></p> <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 &amp; UTIL</p>	<p>Ongoing</p>	<p>The City has been proactive in addressing California's drought conditions. On October 27, 2015, the City Council adopted the State Model Water Efficient Landscape Ordinance (Ord. 1891). The new water efficiency requirements have been added to Division 14.27, Water Efficient Landscaping, of the City Municipal Code. These requirements are more strict than the City's previous efficient landscape requirements.</p> <p>In addition, the City has hosted several meetings to educate the public about California's drought and water conservation measures.</p>

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<p><b>Solid Waste</b></p> <p>SW-1 - Support waste reduction through the following sub-measures:</p> <p>A. Continue to require at least 50 percent diversion (i.e. reuse or recycling) of non-hazardous construction waste from disposal, consistent with CALGreen - the Statewide Green Building code.</p> <p>B. Require all new and existing multi-family developments that are redeveloping or remodeling to provide recycling areas for their residents. Allow a reduction in the parking requirement if necessary to allow adequate space for the recycling area.</p> <p>C. Continue to promote recycling and waste diversion in Vacaville through marketing efforts to increase participation by residents and businesses. As part of this program, continue to conduct through the City's Recycling Coordinator public education and outreach about reuse and recycling, including existing programs for appliance disposal, yard debris and kitchen waste collection and composting, waste to energy, and zero waste programs. Where applicable, coordinate recycling outreach efforts with the City's contracted solid waste hauler Recology Vacaville Solano (RVS).</p> <p>D. Encourage the use of salvaged and recycled-content materials and other materials that have low production energy costs for building materials, hard surfaces, and non-plant landscaping. Require sourcing of construction materials locally, as feasible.</p> <p>E. Investigate the provision of recycling containers Downtown and in City-owned parks.</p>	<p>CD, PW, &amp; CMO</p>	<p>Unscheduled</p>	

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Action Number	City Department(s)	Time Frame	Status
<b>Parks, Open Space, and Ag</b>			
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 program to establish pesticide-free community gardens in appropriate locations.	CD, CS, & PW	Unscheduled	On August 26, 2014, the City Council approved a sales agreement to sale property in the Rocky Hill Road area to the Vacaville Storehouse for the purpose of developing a community garden. Other potential locations for community gardens and urban farm sites may be considered as part of the Comprehensive Parks, Recreation, and Open Space Master Plan.
OS-2 - Encourage significant new residential developments over 50 units to include space that can be used to grow food.	CD	Unscheduled	
OS-3 - Establish a process through which a neighborhood can propose and adopt a site as a community garden.	CD & PW	Unscheduled	
OS-4 - Continue to support the Vacaville Farmers' Market as a source for locally-grown food.	CMO	Ongoing	
OS-5 - Review the City's existing open space development impact fee, and consider incorporating trail requirements into the fee program.	CS & CMO	2016	The City is updating its Master Infrastructure and Facility Plans, including the Comprehensive Parks, Recreation, and Open Space Master Plan. Following the adoption of these plans, the City will be conducting an AB 1600 Development Impact Fee study. The impact fees for open space will be evaluated as part of this study.
<b>Community Action</b>			
CA-1 - Develop and implement an outreach plan to engage local businesses in GHG emissions reduction programs.	CMO, CD, & PW	Unscheduled	
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	Unscheduled	
CA-3 - Continue to conduct outreach to encourage residents to shop locally and support local business.	CMO	Ongoing	
<b>Purchasing</b>			

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Action Number	City Department(s)	Time Frame	Status
P-1	CMO	Unscheduled	

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.

## **IMPLEMENTATION PLAN – GENERAL PLAN EIR MITIGATION MONITORING AND REPORTING PLAN**

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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.

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 IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMIRP)

Action Number	City Department(s)	Time Frame	Status
<b>Air Quality</b>			
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	Immediate	New projects will incorporate this measure. However, in 2016, City staff will begin amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions. As part of this task the LUDC will be amended to incorporate design and development standards identified by the ECAS. This mitigation measure will also be incorporated in the LUDC amendments.
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	Unscheduled	
AIR-1c - New development in the City of Vacaville shall be 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	Unscheduled	This mitigation will likely be added to the Energy and Conservation Action Strategy (ECAS) becoming one of many options a developer choose to mitigate their project's greenhouse gas emissions.



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

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Action Number	City Department(s)	Time Frame	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>	<p>CD &amp; PW</p>		<p>See Status of BIO-1</p>

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<p>BIO-3 - All direct impacts to extant stands of Contra Costa goldfields shall be mitigated by establishing new, self-reproducing populations of Contra Costa goldfields at a ratio of 4:1 (acres protected to acres impacted). This restoration requirement may be met by establishing new Contra Costa goldfield populations at a single-project mitigation site or by purchasing credits at an approved mitigation bank authorized to sell credits for this species in an amount equal to the 4:1 mitigation ratio. Guidelines for establishing Contra Costa goldfields and the release schedule for mitigation credits at the commercial mitigation banks will be specified in the bank-enabling agreements. Mitigation at single-project mitigation sites would be subject to the same conditions as the commercial mitigation banks.</p> <p>Establishment criteria shall also adhere to all the following conditions:</p> <ol style="list-style-type: none"> <li>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</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>5. Re-established populations will be considered self-reproducing when:                         <ol style="list-style-type: none"> <li>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.</li> </ol> </li> </ol>	<p>CD &amp; PW</p>		<p>See Status of BIO-1</p>

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

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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 Priority Drainage	Native Species (Except Oaks and Sycamores)	Oak Replacement Priority Drainage
1-2-34	3:1	3:1
1-2-34	4:1	2:1
1-2-34	10:1	12:1
Non-Waterway Drainages		
1-2-34	3:1	3:1
1-2-34	4:1	2:1
1-2-34	10:1	12:1

**Native Performance Goals** - The number of native species established at the end of the five-year monitoring period is the primary performance goal. The number of native species established shall be measured as follows:  
 1. Total shall be measured as diameter or breast height (DBH) measured at the midpoint of the stem (not the ground surface).  
 2. Established replacement native and other beneficial species shall be measured as diameter DBH. Yes/No/Mark/Measure/Measure MIDD.  
 3. Measure of stem growth (diameter) shall be measured at least once per year (or 18 months) under the following conditions: Yes/No/Mark/Measure/Measure MIDD.  
 4. Measure of stem growth (diameter) shall be measured at least once per year (or 18 months) under the following conditions: Yes/No/Mark/Measure/Measure MIDD.  
 5. The five-year monitoring period for documenting success shall be extended if the mitigation is not performing as planned. Documentation of success shall require a full report to the City Manager and the City Council. The report shall include a plan to be planted at a later date, depending on the success for monitoring of the established.

The goal of the riparian vegetation re-planting is to contribute to the establishment of a multi-story riparian community with a variety of native riparian species appropriate for the mitigation site. Plantings are not required to directly replace impacts on a species-by-species basis.

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

Area Ratio	Priority Drainages		Non-Prio	
	Enhance- ment	Created/ Restored	Enhance- ment	Restored
4:1		2:1		3:1

See Status of BIO-1

CD

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<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 habitat. It is not intended to require mitigation for the removal of nonnative trees or shrubs as a part of riparian restoration or enhancement projects.</p> <p>The above measure applies to waterways subject to State regulation under Section 1602 of the Fish and Game Code and Porter-Cologne Water Quality Act and waters of the United States subject to regulation under the federal Clean Water Act.</p>			
<p>BIO-6 - Mitigation for direct impacts to pond or freshwater marsh habitat not hydrologically connected to streams shall be provided at a 2:1 ratio. This mitigation may be achieved by creating/restoring on-site open space areas with a minimum 100-foot-wide buffer, establishing an endowment or other suitable funding source for long-term management of the mitigation habitat, or purchasing credits at an approved mitigation bank.</p>	CD & PW		See Status of BIO-1
<p>BIO-7 - Mitigation for direct impacts to seasonal wetlands in the Inner Coast Range shall be provided at a 2:1 ratio.</p>	CD & PW		See Status of BIO-1
<p>BIO-8 - Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitat (e.g., riparian, stream, pond, and freshwater marsh habitats) outside of the California Red-legged Frog Conservation Area shall be provided through the construction and/or restoration of similar habitats at a prescribed ratio (acres restored to acres impacted) consistent with Mitigation Measure BIO-5, and provide an endowment fund or other approved funding source to implement management plans for preserved lands in perpetuity consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.</p>	CD & PW		See Status of BIO-1

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<p>BIO-9 - Where removal of elderberry shrubs or their stems measuring 1 inch in diameter or greater is unavoidable, these impacts shall be mitigated. Removal of elderberry shrubs or stems 1 inch in diameter or greater and associated riparian vegetation shall not create gaps in a riparian corridor greater than 300 feet. Mitigation will include salvaging and replanting affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants according to the following criteria:</p> <ol style="list-style-type: none"> <li>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-A1.1.1. 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).</li> </ol> <p>Transplanting shall occur between June 15 and March 15 (November through February is the optimal period for transplanting). Elderberry may not be transplanted between March 16 and June 14 except where isolated bushes are located more than 0.5 miles from other suitable valley elderberry longhorn beetle habitat and no signs of use (e.g. exit holes) have been identified.</p>	<p>CD &amp; PW</p>		<p>See Status of BIO-1</p>

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



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

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

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<p>BIO-14 - If construction of pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities (but excluding restoration and reserve management activities) will result in temporary impacts to occupied burrowing owl habitat (e.g. closure, collapse due to ground disturbance, or disturbance in the construction zone), impacts shall be mitigated according to the following criteria at all times of the year:</p> <ol style="list-style-type: none"> <li>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.</li> <li>a. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project.</li> <li>b. Artificial burrows will be maintained by the applicant who owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re-established on the construction site.               <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol>	<p>CD &amp; PW</p>		<p>See Status of BIO-1</p>

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

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<p>b. Temporary impacts that cannot be mitigated with mitigation burrows due to the lack of suitable burrowing owl habitat on a project site or contiguous ownership parcels shall be mitigated by preserving burrowing owl habitat off site at a ratio of 1:1. Sites subject to temporary impacts that are occupied by more than one pair of owls likewise will be mitigated at a 1:1 ratio. All habitat areas disturbed, destroyed, or converted to non-habitat uses directly, indirectly, or cumulatively will be subject to the mitigation requirement.</p> <p>Compliance with this Mitigation Measure does not allow for the destruction or disturbance of an active nest site.</p>			
<b>Greenhouse Gases</b>			
<p>GHG-1a - The City of Vacaville shall prepare an update to the Energy and Conservation Action Strategy (ECAS) within 18 months after the California Air Resources Board (CARB) adopts the second Update to the Scoping Plan for the greenhouse gas (GHG) reduction targets which correspond to the interim goal identified in Executive Order B-30-15 for year 2030, or no later than December 1, 2020, whichever is earlier.</p> <p>The ECAS shall include the following:</p> <ul style="list-style-type: none"> <li>Emission Inventories: The City shall update the community GHG emissions inventories and forecasts that correspond to the goals of Executive Order B-30-15 for GHG sectors that the City has direct or indirect jurisdictional control over. The inventory and forecast shall be updated using methods approved by, or consistent with guidance, from CARB.</li> <li>Emission Targets: The City shall identify a GHG emissions reduction target for year 2030 that is consistent with the GHG reduction goals identified in Executive Order S-03-05. The ECAS shall be updated to include specific measures to achieve the 2030 GHG emissions reduction target. The ECAS shall quantify the approximate GHG reductions of each quantifiable measure or set of measures. Measures listed below, along with others, shall be considered during the update to the ECAS for the City's 2030 target.</li> <li>The City shall identify a plan to expand electric and low-emission vehicle charging stations in the city.</li> <li>The City shall encourage new development to meet a voluntary 20 percent trip reduction goal.</li> </ul>	CD & PW	Unscheduled	This task is dependent on the publication of CARB's second update to the Scoping Plan for the greenhouse gas 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.

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

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**Transportation and Traffic**

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

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



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

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

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

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

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 IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MMRP)

Action Number	City Department(s)	Time Frame	Status
<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"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	PW		See Status of TRAF-1
<p>TRAF-20 - The City of Vacaville shall implement the following measure [for the Monte Vista Avenue at Airport Road intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour.</li> </ul>	PW		See Status of TRAF-1
<p>TRAF-21 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Eastbound Ramp intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	PW		See Status of TRAF-1
<p>TRAF-22 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Westbound Ramps]:</p> <ul style="list-style-type: none"> <li>• Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection.</li> </ul>	PW		See Status of TRAF-1
<p>TRAF-23 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Gilley Way intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> </ul>	PW		See Status of TRAF-1
<p>TRAF-24 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Marshall Road intersection]:</p> <ul style="list-style-type: none"> <li>• Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.</li> <li>• Alternative mitigation 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.</li> </ul>	PW		See Status of TRAF-1

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**IMPLEMENTATION PLAN- Mitigation Monitoring and Reporting Program (MIRP)**

Action Number	City Department(s)	Time Frame	Status
TRAF-25 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at North-South Arterial intersection]: • Provide a storage pocket on the south leg to allow a two-stage, eastbound, left-turning movement.	PW		See Status of TRAF-1
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]: • 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		See Status of TRAF-1
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]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	PW		See Status of TRAF-1
TRAF-28 - The City of Vacaville shall implement the following measure [for the Nut Tree Road at Burton Drive intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	PW		See Status of TRAF-1
TRAF-29 - The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Allison Drive intersection]: • Install stop signs on the eastbound and westbound approaches to provide all-way stop control at the intersection.	PW		See Status of TRAF-1
TRAF-30 - The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Depot Road intersection]: • Northbound approach: Modify the traffic signal to allow an overlapping right-turn movement. • Westbound approach: Prohibit westbound U-turn movements.	PW		See Status of TRAF-1

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

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

## **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		City Departments		Status	
Vacaville General Plan		Time Frame		Status	
IMPLEMENTATION PLAN - Housing Element		Time Frame		Status	
Jurisdiction: City of Vacaville		Time Frame		Status	
Reporting Period: January 1, 2015 to December 31, 2015		Time Frame		Status	
Action	City Departments	Time Frame	Status		
<b>New Construction</b>					
H. 1 - 1.1 - Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	CD & HS	Ongoing			On December 8, 2015, the City approved a density bonus request for the Rocky Hill Veterans Housing Project. The project site is a 1.42 acre parcel owned by the City, located at 582 Rocky Hill Road. Of the 39 total units, 14 will be available to extremely low income households, 24 will be available to low income households, and 1 will be a manager's unit. Twenty-nine (29) units will be restricted to be rented to veterans/veteran families and 9 units will have a veteran's preference. The property is zoned RH (High Density Residential), which allows a density of 14.1-24.0 units per acre. The project was granted a density bonus of 5 units above the permitted density. This project also meets the housing needs of a veterans - a special needs population identified by the Housing Element.
H. 1 - 1.2 - 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	2017			The Planning Commission initiated this amendment at their February 19, 2013 meeting. This action will be further evaluated as part of the Land Use and Development Code updates needed to implement the recently adopted General Plan.
H. 1 - 1.3 - 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	Discontinued			This program was completed in 2015. However, on December 8, 2015, the City Council extended the sunset date for single-family, and multi-family and non-residential projects until to December 31, 2016. This program defers single-family residence building permit fee payments until the final building inspection for the project or 6 months from when the building permit was issued, whichever occurs first. It also defers building permit fee payment until the occupancy for multi-family dwelling units, or the occupancy of a non-residential development. The deferral does not reduce the Development Impact Fees paid to the City; it simply changes when that revenue is collected.
H. 1 - 1.4 - Review and update the development impact fee structure for residential projects.	CMO & All Departments	2016/2017			A development impact fee study (AB 1600) will be conducted following the preparation of new citywide master infrastructure and facility reports currently underway. As part of this study, the City will review and update development impact fees.

Action	City Departments	Time Frame	Status
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 units of new construction on 1.42 acres at Rocky Hill Road. The City contributed a deferred loan for the value of the land. All units in the project are reserved for households at or below 60% area median income (AMI). The City continues to work with potential developers of other City owned housing properties for development of affordable housing projects, including affordable senior housing.
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	Unspecified	This action will be implemented on a case-by-case basis.
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	Ongoing	The Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP conditions 39 affordable units of new construction to be preferred for Veterans and Veteran families. 11 project based VASH Vouchers are designated for the project to serve chronically homeless Veterans.
H. 1 - I 8 - Consider adopting a Universal Design ordinance incentivizing accessible design features in new residential development to support visibility, which allows people with limited mobility to stay integrated with the community.	CD	Unspecified	This action will be further evaluated as part of the Municipal Code updates needed to implement the recently adopted General Plan.
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 affordable units of new construction preferred for Veterans and Veteran families. 11 project based VASH Vouchers are designated for the project to serve chronically homeless Veterans.
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	Ongoing	Chapter 14.09.106 of the Land Use and Development Code continues to permit Residential Overlay districts within commercially zoned lands. If the project is composed of residential units only, the development must be constructed to medium or high density residential densities.
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Trower Housing Partners LP to develop 39 affordable units of new construction preferred for Veterans and Veteran families. The project includes 15-three bedroom and 12-four bedroom units. The City continues to seek programs and work with developers to increase the supply of three- and four-bedroom units.
H. 1 - I 12 - Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	CD & HS	Unspecified	This action will be further evaluated as part of the Municipal Code updates needed to implement the recently adopted General Plan.



Action	City Departments	Time Frame	Status
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	2016	On August 11, 2015, the City Council approved the new General Plan. General Plan Action LU-A16.4 directs City staff to amend the 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 of the General Plan, up to 65 dwelling units per acre. A Request for Qualifications has been released to seek qualified developers to develop the East Main Project (formerly known as the Opportunity Hill and Depot Street sites).
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	2017	The Planning Commission initiated this amendment at their February 19, 2013 meeting. The Planning Commission included 6,000-square foot lots into this policy. This action will be further evaluated as part of the Land Use and Development Code updates needed to implement the recently adopted General Plan.
H. 1 - I 15 - High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	CD	Complete	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the permitted density range for the High Density Residential land use designation was amended to 20.1 to 24 units per acre.
H. 1 - I 16 - Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	CD, HS, & CMO	Ongoing	The City continues to monitor changes in State law.
H. 1 - I 17 - Implement California energy conservation standards.	CD	Ongoing	The Community Development Department's Building Department continues to enforce energy conservation standards as part of the permitting process for all residential projects. As part of the General Plan Update process, the City adopted a climate action plan that includes policies addressing energy conservation.
H. 1 - I 18 - Implement the California Green Building Standards Building Code.	CD	Ongoing	The City continues to implement the California Green Building Code.
H. 1 - I 19 - Encourage energy-conserving development patterns.	CD & PW	Ongoing	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures including Measure LU-3 which states: Require that new neighborhoods be based on traditional residential development patterns (i.e. interconnected streets or a grid pattern) in a variety of densities with a pedestrian-friendly network of streets and parks, unless prohibited by topographical conditions or other site specific constraints.

Action	City Departments	Time Frame	Status
H. 1 - I 20 - Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use.	CD & PW	Ongoing	On August 11, 2015, the City Council approved the new General Plan. As part of this effort, the City Council also adopted a climate action plan entitled the Energy and Conservation Action Strategy (ECAS). The ECAS contains several greenhouse gas reduction measures that address reducing energy consumption through landscaping, orientation and configuration of building, and other factors affecting energy use.
H. 1 - I 21 - Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	CD	Ongoing	The Land Use and Development Code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house
H. 1 - I 22 - The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	CD	Ongoing	During the review of development entitlements for proposed residential projects affordable to very-low and low income households, the Community Development Department, in conjunction with the Utilities Department, will evaluate wastewater treatment capacity and water allocations required to serve the project and give priority for allocations except where capacity has already been granted to other approved projects. There are no known treatment capacity or water allocation shortfalls which would impede residential development during the timeframe of this Housing Element.
H. 1 - I 23 - The City of Vacaville will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments.	CD & CMO	2016	A housing fee study will be conducted in 2016 to determine whether the City's Community Facilities Fee impose a governmental constraint on the production of multi-family developments.
<b>Rehabilitation and Conservation</b>			
H. 2 - I 1 - Continue to enforce housing affordability agreements between the owners and the City.	HS	Ongoing	The City monitors annually all properties under affordability agreements between owners and the City in order to maintain that projects are within compliance. Currently there are 103 affordability agreements covering 967 units, including homes purchased under the City's Shared Equity Loan Program
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	Ongoing	The City is implementing a \$1,000,000 CalHOME grant for First Time Homebuyer Loans for low-income individuals and families. To date, \$750,000 has been expended to provide 16 First Time Homebuyer Down payment Assistance Loans.
H. 2 - I 3 - Continue to operate and expand the HUD funded Housing Choice Voucher Program to preserve the stock of existing housing.	HS	Ongoing	The Vacaville Housing Authority (VHA) currently provides 1143 Section 8 housing choice vouchers within the City. The VHA received 11 project based Veterans Affairs Supportive Housing vouchers dedicated to serve chronically homeless Veterans.

Action	City Departments	Time Frame	Status
H. 2 - 14 - Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.	FD	Ongoing	From January 1, 2015 through December 31, 2015, the Fire Department Code Enforcement Division responded to 179 graffiti cases, 466 neglect of private property cases (this includes vehicle complaints), 169 obstruction of the public right of way, 11 vacant building complaints, 17 unategorized complaints, 38 homeless encampments, 9 chicken complaints, 30 zoning complaints, 9 green pool complaints, 1060 water usage complaints and 769 weed abatement cases.
H. 2 - 15 - Continue to enforce and update the Condominium Conversion Ordinance.	CD & HS	Ongoing	The Condominium Conversion ordinance prevents the conversion of senior apartments if the senior restricted apartment rate falls below 3 percent.
H. 2 - 16 - 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	Ongoing	The City actively tracks expiring regulatory agreements on affordable housing projects in order to maintain affordability terms. Currently there are 103 affordability agreements covering 967 units. In April 2015, Council approved extending a City loan on Senior Manor Apartments for an additional 55-years with increased affordability levels in exchange for a partial loan payment and loan forgiveness at the end of the term.
H. 2 - 17 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	HS	Ongoing	The City is required under SB 341 to spend 30% of the Housing Asset Funds towards the production of extremely low income units within a five year term. All affordable housing project contracts after June 2011 are obligated to incorporate the requirements of SB 341.
H. 2 - 18 - As funding permits, continue to Promote Community Viability through Comprehensive Neighborhood Revitalization in Target Areas.	HS	Ongoing	The City is a recipient of entitlement dollars from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. These funds are awarded annually with the goal to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The City received \$431,032 for the 2015-2016 program year.
H. 2 - 19 - 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	2015	All property purchased by the former Redevelopment Agency on Callen and Bennett Hill Court was transferred to a partnership between CFY, Inc and Vacaville Community Housing, Inc for the rehabilitation and new construction of 130 units of affordable housing. The final properties were transferred in February 2015 with construction completion anticipated for March 2016.

Action	City Departments	Time Frame	Status
<b>Housing Support Services</b>			
H. 3 - 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	Ongoing	The 2015 update of the Analysis of Impediments to Fair Housing identifies impediments in the City to fair housing and provides actions taken by the City to affirmatively further fair housing opportunities and strategizes future actions to ensure fair housing issues are addressed. Progress with implementing actions will be reported to HUD in the City's Consolidated Plan/Annual Action Plan and in the City's Consolidated Annual Performance and Evaluation Report (CAPER).
H. 3 - 1 2 - Provide technical and/or support services to non-profit agencies and other entities serving the homeless.	HS	Ongoing	As of June 2015, the City has taken the role as program administrator for the Community Services Block Grant program. This state supported program allocates funding to provide case management and direct services to assist low-income and/or homeless individuals and families in Solano County toward the achievement of self-reliance. The Vacaville Housing Authority provides referrals to agencies that serve homeless individuals and families. In 2014, the City initiated efforts to collectively analyze the homeless issues in Vacaville by establishing the Homeless Roundtable. The Homeless Roundtable is a collaboration of government agencies, non-profits and faith-based organizations to discuss and strategize on how to better serve the homeless population in Vacaville.
H. 3 - 1 3 - Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	PD		When funding is available, the Vacaville Police Department's Family Resource Center works in collaboration with the Vacaville Community Welfare Association to provide one-time assistance with emergency vouchers for food, gas, and prescriptions.
H. 3 - 1 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	HS	Ongoing	The Vacaville Housing Authority (VHA) currently provides 1,143 Section 8 housing choice vouchers within the City. The VHA received 11 project based VASH vouchers dedicated to serve chronically homeless Veterans.
H. 3 - 1 5 - Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	HS	Ongoing	The Department of Housing Services has received \$1,000,000 in grant funding from Cal HOME FTHB Program for down payment assistance. Of this allocation to date, \$750,000 has been received to provide 16 First Time Homebuyer Down payment Assistance Loans. A 4th and final draw (in the amount of \$250,000), should be received by early February 2016. The City is actively pursuing other sources of funding to continue the down payment assistance program.

Action	City Departments	Time Frame	Status
H. 3 - I 6 - Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans and homebuyers education activities.	HS	Ongoing	The Department of Housing Services (DHS) has received \$1,000,000 in grant funding from Cal HOME FTHB Program for down payment assistance. Of this allocation to date, \$750,000 has been received to provide 16 First Time Homebuyer Down payment Assistance Loans. Since the recertification of the Housing Counseling program in 2014, DHS has conducted 14 First Time Homebuyer workshops, serving 248 clients through workshops and one-on-one counseling sessions. The City is actively pursuing other sources of funding to continue the down payment assistance program.
H. 3 - I 7 - Continue to implement the relocation plan for households displaced as a result of local public action.	HS	Ongoing	There have been no households displaced as a result of local public action.
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	Ongoing	On December 8, 2015 Council approved the Amended and Restated Disposition, Development and Loan Agreement with Tower Housing Partners LP to develop 39 affordable units of new construction preferred for Veterans and Veteran families. 11 project based VASH Vouchers are designated for the project to serve chronically homeless Veterans. The project will include on-site social services including: case management, job training, financial assistance classes, among other related courses targeted to assist chronically homeless. The City, in partner with VCH, continually seeks opportunities to expand affordable housing projects by converting/developing more space to accommodate supportive services on-site.
H. 3 - I 9 - Continue to provide housing counseling assistance to residents to help preserve homeownership.	HS	Ongoing	In 2014, the City recertified the Vacaville Housing Counseling Center (VHCC). In June 2015, the VHCC was awarded a Housing Counseling Grant from HUD for \$12,000 to support housing counseling efforts in workshops for homebuyer training and lender training for the Cal HOME First Time Homebuyer program. Since the recertification of the Housing Counseling program in 2014, DHS has conducted 14 First Time Homebuyer workshops, serving 248 clients through workshops and one-on-one counseling sessions.
H. 3 - I 10 - Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	FD	Ongoing	From January 1, 2015 through December 31, 2015, the Fire Department Code Enforcement Division responded to 11 vacant property complaints. Code Enforcement participates in the Vacant Property Registration program where we have received 57 vacant property registration forms.
H. 3 - I 11 - Continue to address the needs of local military personnel and their families.	HS & CD	Ongoing	The City continues to work closely with Travis Air Force Base to help meet the needs of local military personnel and their families.

Action	City Departments	Time Frame	Status
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	Ongoing	Several City facilities are continued to be as cooling and heating centers during times of extreme weather. Several City facilities can also operate as emergency shelters during catastrophic events.
H. 3 - I 13 - Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.	HS	Ongoing	On December 8, 2015, the City Council approved a memorandum of understanding between the City of Vacaville and Community Action Partnership of Solano Joint Powers Authority to serve as fiscal agent and to provide program administration from January 1, 2016 through December 31, 2016.
H. 3 - I 14 - Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing First" or similar type program.	PD, HS, CMO	Ongoing	In 2014, the City initiated efforts to collectively analyze the homeless issues in Vacaville by establishing the Homeless Roundtable. The Homeless Roundtable is a collaboration of government agencies, non-profits and faith-based organizations to discuss and strategize on how to better serve the homeless population in Vacaville. A subcommittee was formed in order to consider implementation of a Housing First program.
H. 3 - I 15 - Reestablish and collaborate with the Ad-Hoc Homeless Task Force.	PD, HS, CMO	Ongoing	The Ad-Hoc Homeless Task Force, a partnership comprised of members of the faith-based community, local social service providers, and City staff, was disbanded in 2012 due to the elimination of the Redevelopment Agency and the Low- and Moderate-Income Housing Fund. The City has reunited the group as the "Homeless Roundtable." The Homeless Roundtable meets on a regular basis to discuss and address homelessness issues. The meetings are facilitated by the City of Vacaville Police Chief.
H. 3 - I 16 - Continue to implement the City's Crime free multi-family program.	PD, HS, CMO	Ongoing	The Crime-Free Multi-Family Housing Program is a voluntary partnership between the Vacaville Police Department and local property managers/owners and residents with the goal of promoting safe, crime-free environments for residents. As part of this program, the Vacaville Police Department provides background check information to property managers/owners for their review when considering a rental application. Each property manager/owner determines their own tenancy requirements.
H. 3 - I 17 - Continue to work with non-profit organizations and social service agencies that provide after school programs for childcare in low-income neighborhoods.	HS	Ongoing	The City has worked with and supported community organizations in the past, such as the Boys and Girls Club, and will continue to do so. The Housing Services Department will implement this policy, in cooperation with County agencies, on an ongoing basis throughout the 2015-2023 housing cycle, depending on response from non-profit organizations and social service agencies.

Action	City Departments	Time Frame	Status
<b>Program Evaluation</b>			
H. 4 - I 1 - Regularly compile and analyze data relevant to housing need and affordability.	HS & CD	Ongoing	The Department of Housing Services conducts an annual vacancy and rent survey on market, affordable and senior units within the City. The latest survey was completed October 2015.
H. 4 - I 2 - Evaluate the success of programs in meeting housing needs and goals in a regular and comprehensive fashion.	HS & CD	Ongoing	The Annual Consolidated Performance Evaluation Report (CAPER) for the City's Community Development Block Grant program evaluates progress in meeting goals for affordable housing and improvements to areas identified as low- and moderate- income.
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	Ongoing	There have been no changes to the City's RMD, RUHD, or RUHD vacant land inventory since the adoption of the 2015-2023 Housing Element.

