

## Attachment 1

### Summary of Development Related General Plan Implementation Tasks

Implementation Task	Estimated 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>\$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.