ok

CITY OF VACAVILLE

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ESTABLISHED 1850

LEN AUGUSTINE
Mayor

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DILENNA HARRIS
Councilmember

CURTIS HUNT
Councilmember

MITCH MASHBURN
Councilmember

Housing Policy Department
Received on:

MAR 07 2016

March 3, 2016

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: City of Vacaville Annual General Plan and Housing Progress Report

To Whom It May Concern:

Enclosed is a copy of the City of Vacaville Annual Progress Report on the General Plan and Housing Element for calendar year 2015. The Vacaville City Council accepted this report at their regularly scheduled meeting on February 23, 2016. A copy of this report has been sent to the Governor's Office of Planning and Research as well.

Please call me at (707) 449-5366, or email me at Tyra.Hays@cityofvacaville.com, if you have any questions.

Sincerely,

Tyra Hays, AICP
Senior Planner

Cc: Emily Cantu, Housing Services Director
Daniel Huerta, Project Coordinator

Agenda Item No. 6B
February 23, 2016

TO: Honorable Mayor and City Council
Attention: Laura C. Kuhn, City Manager

FROM: Barton Brierley, AICP, Community Development Director
(Staff Contact: Tyra Hays, AICP, (707) 449-5366)

SUBJECT: 2015 ANNUAL STATUS OF THE GENERAL **PLAN AND HOUSING ELEMENT REPORT**

DISCUSSION:
Government Code Section 65400 requires the City to prepare an annual report on the status of the General Plan, which includes the Housing Element, and its implementation each year. The purpose of the status report is to provide the City Council and State with information regarding the implementation of the General Plan and Housing Element. The status report must be presented to the City Council for its review and acceptance before being submitted to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1 of each year. Following this meeting, the report will be sent to those agencies.

On May 12, 2015, the City Council adopted the 2015-2023 Housing Element. On August 11, 2015, the City Council certified the General Plan and Energy and Conservation Action Strategy (ECAS) Environmental Impact Report (EIR), and adopted the Vacaville General Plan and Vacaville ECAS. Together, these documents identify the goals, policies, and mitigation measures that have been compiled into the *General Plan Implementation Plan* which has been included in the *Annual Reports on the General Plan and Housing Element* (Exhibits A and B). The General Plan Implementation Plan will be updated and reviewed by the Planning Commission and City Council each year as part of the City's Annual Status of the General Plan Report. As part of this review, tasks will prioritized annually based on staff resources and funding availability. The *General Plan Implementation Plan* was presented to the Planning Commission and City Council in October 2015. At that time, the City Master Infrastructure and Facilities Reports and the AB 1600 development impact fee study were identified as the priority implementation tasks for 2016. Following the October meetings, the *Implementation Plan* has been updated to include approximate timeframes and status updates for each task. Staff continues to review and update the status portions of the *Plan*. The *Plan* will be finalized prior to being presenting to the City Council.

FISCAL IMPACT:
The preparation of this report is mandated by State law. The City is currently working with an economic consultant to create a nominal Advanced Planning fee that will be charged on building permits. This fee will help fund mandatory Advanced Planning tasks that currently do not have a funding source. The proposed Advanced Planning fee will be presented to the City Council for consideration in the near future.

RECOMMENDATION:
This is an informational item - No action is required.

ATTACHMENTS:
Attachment 1: 2015 Annual Status Report on the General Plan
Attachment 2: 2015 Annual Status Report on the Housing Element
Attachment 3: City of Vacaville Housing Successor of the Vacaville Redev. Agency Addendum

Attachment 1

City of Vacaville

Annual Report on the General Plan Year 2015

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

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

INTRODUCTION AND PURPOSE OF THE ANNUAL STATUS REPORT

An Annual Status Report is required for all General Plans by California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..." Submittal of this report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1, 2016 is required by State law.

The General Plan is Vacaville's blueprint for the future and identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Vacaville General Plan was adopted on August 11, 2015 (Reso. 2015-074).

COMPREHENSIVE GENERAL PLAN UPDATE

On August 11, 2015, the City Council adopted a new, comprehensive General Plan update. The City of Vacaville's General Plan is the principal policy and planning document for guiding future conservation, enhancement, and development in the city. It represents the basic policy direction of the Vacaville City Council regarding community values, ideals, and aspirations to govern a shared environment through 2035. The General Plan addresses all aspects of development including land use, transportation, housing, public facilities and infrastructure, and open spaces, among other topics.

In addition to adopting the General Plan, the City Council also adopted a companion document entitled the *Energy and Conservation Action Strategy* (ECAS). The ECAS is a companion document to the General Plan. It has been created in compliance with State requirements that address the reduction of major sources of greenhouse gas (GHG) emissions. The ECAS is a detailed, long-range strategy to reduce greenhouse gas (GHG) emissions and achieve greater conservation of resources with regards to transportation and land use, energy, water, solid waste, and open space.

2015 GENERAL PLAN AMENDMENTS

The comprehensive General Plan Update was adopted on August 11, 2015. The new General Plan replaces the 1990 General Plan in its entirety. In addition, the 2015-2023 Housing Element was adopted on May 12, 2015.

GENERAL PLAN AMENDMENT REQUESTS

Southtown Phases 2 & 3 - Ashton Place (File No. 15-083 & 15-084) – On September 22, 2015, the City Council initiated a General Plan Amendment for the proposed Southtown Phase 2 - Ashton Place and Southtown Phase 3 - Park Parish project. The project applicant is requesting the following:

1. A General Plan Map amendment to change the land use designations on two properties as described below:
    a. The 1.4-acre Ashton Place property (APN 136-874-010) is located on the northwest corner of Vanden Road and Cogburn Circle. The applicant seeks to change the land use designation from Neighborhood Commercial to Medium Density Residential.
    b. The 3.0-acre Park Parish property (APN) 137-030-040) is located on the northeast corner of Vanden Road and Cogburn Circle. The applicant seeks to redesignate 2 acres of the site from Neighborhood Commercial to Medium Density Residential, and the 1-acre portion of the site from Low Density Residential to Medium Density Residential.
2. A General Plan text amendment to amend General Plan Policy 2.3- I 13 removing the requirement that the South Vanden Area, including Southtown, facilitate development of a range of uses including neighborhood commercial sites and requiring new development adjacent existing homes to meet or exceed the size and character of the adjacent lots.

GENERAL PLAN IMPLEMENTATION PRIORITIES FOR 2016

On October 27, 2015, the City Council identified that the priority General Plan implementation tasks for 2016 as the preparation of the master infrastructure and facility plans and the AB 1600 development impact fee study. These tasks are consistent with the City's adopted 2015-2017 Strategic Plan. City Departments are currently in the process of preparing the master plans. These plans will be used to identify and establish the requirements and standards for the backbone infrastructure and City facilities needed to support development through the year 2035. It is anticipated that the master infrastructure and facilities reports will take 1 year to complete. In coordination with the master infrastructure and facilities reports, the AB 1600 development impact fee study will identify impact fees necessary to support capital improvement projects and public facilities needed to support new development consistent with the new General Plan and Energy and Conservation Action Strategy.

In addition to working on these priority tasks, City staff will also be working on other General Plan implementation tasks including, but not limited to, writing new ordinances addressing new land use designations, and amending existing ordinances to be consistent with the goals and policies of the General Plan.

GENERAL PLAN IMPLEMENTATION PLAN

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
4.) Housing Element Housing Programs*

Each year the General Plan Implementation Plan will be updated and reviewed by the Planning Commission and City Council as part of the Annual Status Report on the General Plan Report, which will be submitted to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

**Note: The Housing Element Housing Programs are identified and addressed in Table C of the Annual Status of the Housing Element Report.*

IMPLEMENTATION PLAN – GENERAL PLAN ACTIONS

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

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

Action	City Departments	Timeframe	Status
Land Use Element			
LU-A.1.1 - Maintain and replace, as necessary, lighting and landscaping on the City's streets.	PW	Ongoing	The City continuously maintains and replaces landscaping and lighting on city streets.
LU-A2.1 - Update the zoning map in the Land Use and Development Code to reflect the General Plan land use designations, and insert a table into the Land Use and Development Code specifying which zoning districts implement each General Plan land use designation.	CD	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. 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 *Comprehensive Growth Management Plan*, 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.

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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: www.cityofvacaville.com
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 an 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.

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

Action	City Departments	Timeframe	Status
LU-A8.3 - In coordination with neighboring jurisdictions and regional and State agencies, develop regional open space programs that will benefit Vacaville.	CS, CD, Solano County, & State Conservation Dept.	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.

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City of Vacaville
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IMPLEMENTATION PLAN- General Plan Actions

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

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City of Vacaville
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IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Timeframe	Status
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.	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-A16.2 - Continue to implement public improvements that will support revitalization of the Downtown area.	PW, Util, CD, & CMO	Ongoing	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.
LU-A16.3 - Provide information regarding rehabilitating buildings in the Downtown Historic District to businesses and property owners. The information should include federal, State, and local requirements, and City procedures for design review, conditional use permits, environmental review, and building permits.	CD & CMO	Unscheduled	
LU-A16.4 - Amend the Land Use and Development Code to increase the allowed density in the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites, which are shown in Figure LU 8, up to 65 dwelling units per acre.	CD & HS	2016	City staff has begun amending Title 14 of the Municipal Code (Land Use and Development Code (LUDC)) to implement several General Plan Actions.
LU-A16.5 - Amend the Zoning designations within the Downtown to conform to revised land use designations.	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. This includes updating the zoning map.
LU-A16.6 - Prepare a Downtown Specific Plan to provide development standards that will promote the development of the City's central commercial core and implement policies for the commercial, mixed-use, and employment uses promoted under Goal LU-16.	CD, PW, HS, & CMO	In Progress	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.

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City of Vacaville
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IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Timeframe	Status
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.	Util. & CD	In Progress	The City is currently negotiating with SID to amend the Master Water Agreement, which includes provisions regarding the width of the Agricultural Buffer.
LU-A17.2 - Work with the Solano Irrigation District to expand the Urban Service Area and amend the Master Water Agreement to accommodate urban development in the East of Leisure Town Road and Northeast Growth Areas. As part of the Amendment to the Master Water Agreement, consider the width, location, and allowed uses in the agricultural buffer.	Util. & CD	In Progress	The City is currently negotiating with SID to amend the Master Water Agreement.
LU-A18.1 - Amend the City Gateways Design Master Plan and the Land Use and Development Code to include freeway frontage in the Northeast Growth Area and to address billboard development in this area.	CD, PW, & CS	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-A19.1 - Amend the Land Use and Development Code to establish an Urban Reserve ordinance. The ordinance shall include criteria necessary to support a General Plan amendment permitting the conversion of the land designated as Urban Reserve to another land use designation. The criteria shall allow consideration of amendments needed to retain a 20-year supply of developable land within the Urban Growth Boundary or to replenish the supply of developable land reduced since General Plan adoption. These findings shall support the General Plan Vision Statement.	CD & CMO	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. This Action must be completed prior, or concurrently, with the preparation of the Comprehensive Growth Management Plan.
LU-A19.2 - Update the City's master infrastructure plans to identify the infrastructure requirements for the development of the East of Leisure Town Road and Northeast Growth Areas through the 2035 horizon year. The specific plans for these growth areas shall be consistent with the City's infrastructure master plans.	PW & U	In Progress	The City is updating its Master Infrastructure and Facility Plans. Following the adoption of these plans, the City will update its Capital Improvement Plan (CIP) to ensure infrastructure can continue to support new development. The City will then continue to review and revise the CIP annually.
LU-A19.3 - As part of its regular Municipal Service Review and Comprehensive Annexation Plan updates, the City shall review and analyze the growth and population projections for the East of Leisure Town Road and Northeast Growth Areas in relation to the rest of the city to ensure an adequate, long-term supply of developable residential and non-residential land, and to ensure the City can provide adequate infrastructure and facilities to serve the needs of these growth areas.	CD	2016-2017	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.
LU-A20.1 - Identify steps to further support development within 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 (LUDC)) to implement several General Plan Actions.

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

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 (LUDC)) 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 (LUDC)) 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 McMurtry 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

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

Action	City Departments	Timeframe	Status
Transportation Element			
TR-A1.1 - Consider the impacts of regional development on the Vacaville Transportation Network by reviewing public notices for development in the vicinity of Vacaville and require development within Vacaville to establish its impact on the regional (CMP) transportation network. Create a loop street system around the city to avoid over-reliance on Interstate 80 for internal city travel. Construction of the Vaca Valley Parkway Extension, Foxboro Extension, California Drive Extension, and Interstate 80 Overcrossing projects would create the proposed loop street system.	PW, CS, Solano Transportation Authority	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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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 improvments 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.

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TR-A7.4 - Adopt roadway network standards to support a grid network design to establish consistency with Policy TR-P7.7. These standards shall be coordinated with standards for traffic calming measures evaluated as part of Policy TR- A6.1.	PW & CD	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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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	
Conservation and Open Space Element			
COS-A1.1 - Adopt and implement the requirements of the Solano Habitat Conservation Plan (HCP) once it is approved. If the Solano HCP is not adopted, develop standardized policies for conserving natural communities affected by development.	CD & PW	Ongoing	As part of the General Plan Update Environmental Impact Report, the City adopted several of the conservation mitigation measures identified by the Draft HCP (2014). Future development must adhere to the adopted mitigation measures. These mitigation measures will remain in place until the HCP is adopted at which time development will have to comply with it.
COS-A1.2 - Develop and implement programs to identify invasive, non-native species and prohibit the use of such species in landscaping in order to prevent them from becoming established or expanding their populations within the city.	CD & PW	Unscheduled	
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
COS-A1.4 - Amend the Land Use and Development Code to require all new Specific Plans and the Residential Design Requirements for New Single Family Development to include a resource management component that protects and preserves natural communities, and encourages the use of native vegetation in the landscape plans, and establishes street tree planting standards for new development.	CD & PW	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-A1.5 - Adopt a citywide open space management plan that identifies ways to protect wildlife, including the protection and enhancement of existing wildlife movement corridors.	CD, PW, & CS	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-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.	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-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).	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.

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COS-A1.8 - Amend the Land Use and Development Code to require that applicants for development projects that would impact oak woodland and oak savanna prepare and implement a long-term management plan for oak woodland and oak savanna areas that are protected as open space and a mitigation plan to address short-term impacts. Funding for the shortterm mitigation and long-term management of these areas shall also be provided. The plans, at a minimum, shall incorporate the following: - The plans shall be prepared by a qualified person(s) experienced in the development and implementation of grassland and oak woodland restoration, mitigation, and management plans. - A mitigation plan for an oak woodland area shall include vegetation management, site preparation, exotic species removal, site grading, erosion control, and revegetation of disturbed areas outside of development envelopes. Any revegetation program shall use plant materials indigenous to this region. - The mitigation plan shall specify a construction and five-year post construction maintenance and monitoring program by a qualified restoration team to ensure that the project goals and performance standards are met. The monitoring program shall include provisions for remedial action as needed to correct deficiencies. 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. - 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. - The management plan shall specify maintenance requirements and the responsibility for implementation, long term ownership and/or management responsibility, and a funding mechanism.	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
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: □ Native Trees: • Native trees with a diameter at breast height (dbh) of 6 to 10 inches shall be replaced at a ratio of two replacement trees to one removed tree (2:1). • Native trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 4:1. • Native trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 6:1. • Native trees with a dbh over 36 inches shall be replaced at a ratio of 8:1. □ Non-Native Trees: • Trees with a dbh of 6 to 10 inches shall be replaced at a ratio of 1:1. • Trees with a dbh of 10.1 to 18 inches shall be replaced at a ratio of 2:1. • Trees with a dbh of 18.1 to 36 inches shall be replaced at a ratio of 3:1. • Trees with a dbh over 36 inches shall be replaced at a ratio of 4:1. 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.	CD & 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-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 pro-section zone encompasses the edge of the canopy. A professional arborist shall be consulted prior to construction regarding the specifications of the tree protection zone and the appropriate care for trees before, during, and after construction. Trees whose roots are damaged by the project shall be monitored for five years after the end of construction. Those trees that die within the five-year monitoring period shall be replaced with three native trees. These new re-placement trees shall be covered by the mitigation plan described in Action COS-A1.8.	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
COS-A2.1 - Develop a creek protection ordinance requiring development setbacks from creeks and protection of the creeks and associated riparian habitats during construction, and restoration after construction. As part of this ordinance, implement programs to limit invasive non-native species from becoming established or expanding within the city and evaluate public access along creekways to ensure protection of habitat resources and to ensure public safety within creek setback areas. Update the City's Creekways Policy to be consistent with the creek protection ordinance.	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.

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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	

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Action	City Departments	Timeframe	Status
Parks and Recreation Element			
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 in-corporated 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.

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Public Facilities and Services Element			
PUB-A1.1 - Develop a public safety facilities plan for fire, rescue, and emergency medical services. Include the following elements in the plan: ☐ Analysis of current fire, rescue, and emergency medical facilities and equipment, and their adequacy to service the existing planning area. ☐ Projections of the impacts of new development on the provision of fire, rescue, and emergency medical services to the existing and new areas of the community. These projections should include the ade-quacy of facilities and equipment, response times, communications systems, and the adequacy of the water system for fire-fighting needs. ☐ Response time standards for fire, res-cue, and emergency medical services, and adequate personnel and facilities to meet the established standards. ☐ Hazardous materials use, storage, and disposal standards. ☐ Detailed Wildland Fire Hazard Area map for areas of local responsibility, similar to Figure SAF-9 in the Safety Element.	.FD & PD	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.
PUB-A2.1 - Develop a public safety facilities plan for law enforcement services. Include the following elements in the plan: • Analysis of current law enforcement facilities and equipment, and their adequacy to service the existing planning area. • Projections of the impacts of new development on the provision of law enforcement services to the existing and new areas of the community. These projections should include the adequacy of facilities and equipment, response times, and communications systems. • Response time standards for law enforcement services, and adequate personnel and facilities to meet the established standards.	FD, PD & CD	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.
PUB-A2.2 - Provide neighborhood security and crime prevention information and training to neighborhood groups and homeowners' associations.	PD, CD, & FD	Ongoing	The Police Department routinely provides neighborhood security and crime prevention information and training. They actively encourage the creation of neighborhood and business watch groups.
PUB-A7.1 - Develop and maintain appropriate ordinances, policies, and master plans to regulate the installation of telecommunications facilities for the best interests of the community. As new technologies emerge, amend existing regulations or adopt new ones, consistent with the best interests of the community.	CD, PD, & PW	Unscheduled	
PUB-A7.2 - Amend the Telecommunications chapter of the Land Use and Development Code as needed to keep up-to-date on changes in telecommunications technology and practices.	CD & PW	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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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 con-sistent 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.

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City of Vacaville
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IMPLEMENTATION PLAN- General Plan Actions

Action	City Departments	Timeframe	Status
PUB-A14.2 - Develop and maintain, through regular updates, a long-range strategic capital development plan for wastewater facilities consistent with the General Plan.	Util, PW, & CMO	2017	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.
Safety Element			
SAF-A1.1 - Consider implementing a hazard reduction program for existing development in high-risk zones. This would include inspection of structures for conformance with the Building Code and could give priority for inspection to emergency and critical facilities, older structures, and public facilities.	CD, PW, & FD	Ongoing	In 2015, the City began preparing a single-jurisdiction local hazard mitigation plan in compliance with the Disaster Mitigation Act of 2000.
SAF-A2.1 - Study the feasibility of establishing specific fees for those areas in which flooding and drainage problems exist. Assessed fees would be used to mitigate flooding through physical improvements.	PW & CMO	2016	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.
SAF-A2.2 - Develop a financing plan for the construction of upstream regional flood control detention basins.	PW & CMO	2016	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.
SAF-A2.3 - Continue to construct upstream regional flood control detention basins.	PW	Ongoing	
SAF-A2.4 - Continue to update the five-year Capital Improvement Plan to provide for needed storm drainage facilities in relation to the City's financial resources.	PW	2017	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.
SAF -A2.5 - Develop a long-range strategic capital development plan for storm drainage facilities consistent with the General Plan.	PW		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.

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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 im-provements 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 2015. 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.

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City of Vacaville
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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 teaming 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	

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City of Vacaville
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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	
Noise Element			
NOI-A1.1 - Amend the Land Use and Development Code to incorporate Policy NOI-P1.1.	CD, Solano County, Nut Tree/Travis Airport	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 resi-dential 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 Commissoin to ensure that the City's General Plan is consist with the Nut Tree Airport and Travis Air Force Base Land Use Compatibilty 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.

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IMPLEMENTATION PLAN – ENERGY AND CONSERVATION ACTION STRATEGY (ECAS)

Over the past several years, California's State legislature has adopted a series of laws mandating reductions in greenhouse gas (GHG) emissions (i.e. Executive Orders S-3-05 and S-01-07, AB 32 and SB 375). These new requirements have implications for private industry, State agencies, and local governments like the City of Vacaville. In response to the targets set by State legislators, as well as to make Vacaville a more sustainable city, the City Council adopted the Energy and Conservation Action Strategy (ECAS) concurrently with the General Plan on August 11, 2015.

The ECAS identifies and addresses GHG emissions from building energy use, transportation, solid waste, agriculture, and water use. It meets the requirements of a qualified GHG reduction strategy by identifying current and future GHG emissions, by setting a target for GHG reduction and containing measures that demonstrably meet this target, by being adopted publicly following environmental review, and by containing efforts to monitor plan implementation.

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

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

City of Vacaville
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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
Land Use			
LU-1 - Encourage all new residential, commercial, and public buildings and places of assembly to include a principal functional entry that faces a public space such as a street, square, park, paseo, or plaza, in addition to any entrance from a parking lot. For other, less public buildings such as warehouses, manufacturing, and storage buildings, encourage entries to ancillary office, break room, or staff uses to face a public space.	CD	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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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.

Transportation

TR-1 - Develop and implement a Bikeway Plan that provides connections to the existing bikeway network and improves access to schools, Downtown, and large employment sites in the northeast quadrant of the city, and include strategies to support bicycle use.	PW & CD	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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Action Number	City Department(s)	Time Frame	Status
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, *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.*
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-striped, 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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Action Number	City Department(s)	Time Frame	Status
TR-20 - Support efforts by the school districts to improve transit options for students, which could include reinstatement of school busing or working with the Solano Transportation Authority to provide free or subsidized bus passes to students in Vacaville.	CMO & Solano Transportation Authority	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-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 implmentation of General Plan Action TR-A8.2 which states: *Establish a policy on bike storage and parking requirements.*
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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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 implmentation of General Plan Action TR-A8.2 which states: *Establish a policy on bike storage and parking requirements.*
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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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
Green Building			
GB-1 - Allow greater permitting-related development flexibility and other incentives for LEED-Silver, Build It Green, GreenPoint or equivalent rating; for example, by giving green projects priority in plan review, processing, and field inspection services.	CD	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	

Action Number	City Department(s)	Time Frame	Status
Renewable Energy			
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.	CD	2016-2017	See Status of LU-1
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.	CD	Unscheduled	
RE-3 - Work with PG&E to develop an Alternative Energy Development Plan that: • Establishes citywide measurable goals. • Identifies the allowable and appro-priate alternative energy facility types within the city, such as solar photovoltaic (PV) on residential and commercial roofs and wind turbines for home use. • Proposes phasing and timing of al-ternative energy facility and infra-structure development. • Establishes development review protocol for new alternative energy projects. • Reviews City policies and ordinances to address alternative energy production. • Identifies optimal locations and the best means to avoid noise, aesthetic, and other potential land use compatibility conflicts (e.g., installing tracking solar PV or an-gling fixed solar PV in a manner that reduces glare to surrounding land uses).	CD & PW	Unscheduled	

Action Number	City Department(s)	Time Frame	Status
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	
Energy Conservation			
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: ☐ Conduct outreach to educate the public about available rebates and other incentives from energy providers. ☐ Promote the purchase of ENERGY STAR appliances. ☐ Inform the public about where to find low-cost compact fluorescent light (CFL) bulbs and/or fixtures. ☐ Offer a halogen torchiere lamp exchange to community members. ☐ 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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Action Number	City Department(s)	Time Frame	Status
☐ Encourage energy audits to be performed when residential and commercial buildings are sold. Energy audits would include information regarding the opportunities for energy efficiency improvements, and would be presented to the buyer. Commercial buildings are encouraged to be "benchmarked" using EPA's ENERGY STAR Portfolio Manager Tool. Consider requiring energy audits if future evaluations of ECAS performance demonstrate that City is not meeting its target. ☐ 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.

PW - Public Works
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Util - Utilities

Action Number	City Department(s)	Time Frame	Status
Water and Wastewater			
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: A. For all new development, require all water use and efficiency measures to comply with City Codes. 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. C. Continue to offer conservation programs and incentives to large landscape customers per the Urban Water Management Plan. 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. 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. F. Encourage the use of non-potable water and recovered residential rainwater for irrigation purposes. 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.	CD & UTIL	Ongoing	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. In addition, the City has hosted several meetings to educate the public about California's drought and water conservation measures.

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Action Number	City Department(s)	Time Frame	Status
Solid Waste			
SW-1 - Support waste reduction through the following sub-measures: 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. 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. 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). 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. E. Investigate the provision of recycling containers Downtown and in City-owned parks.	CD, PW, & CMO	Unscheduled	

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Action Number	City Department(s)	Time Frame	Status
Parks, Open Space, and Ag			
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.
Community Action			
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	
Purchasing			

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Action Number	City Department(s)	Time Frame	Status
P-1 - Develop policies, incentives, and design guidelines that encourage the public and private purchase and use of durable and nondurable items, including building materials, made from recycled materials or renewable resources.	CMO	Unscheduled	

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IMPLEMENTATION PLAN – GENERAL PLAN EIR MITIGATION MONITORING AND REPORTING PLAN

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

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

The EIR for the General Plan and ECAS evaluates all potentially significant environmental impacts that could result from the approval of the General Plan and ECAS, and identifies measures designed to mitigate or avoid the potentially significant impacts of the project. The City of Vacaville City Council adopted this MMRP in conjunction with the approval of the General Plan and ECAS on August 11, 2015. This section of the Implementation Plan lists all identified potentially significant or significant impacts of the project and, where applicable, the final mitigation measures adopted by the City Council to avoid, reduce or attempt to reduce those impacts to a less-than-significant level.

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

Action Number	City Department(s)	Time Frame	Status
Air Quality			
AIR-1a - The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS measure LU-4 to require that new pedestrian infrastructure incorporate amenities such as street trees to shade sidewalks, lighting, benches, signage, and pedestrian signalization at major transportation points to increase pedestrian convenience, comfort, and safety.	CD & PW	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 encouraged, but not required, to implement the Tier 1 energy performance standards of the California Green Standards Code (CAL Green), 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 developmer choose to mitigate their project's greenhouse gas emissions.

PW - Public Works
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Action Number	City Department(s)	Time Frame	Status
Biological Resources			
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. 1. Medium Value Conservation Areas (see Subareas 2C, 2D, and 2N in Figure 4.4-3) 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. 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. 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. d. Upland Component Indirect Impacts: Preserve avoided upland habitat at a ratio of 1:1 within 250 feet of proposed development.	CD & PW	Ongoing	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 meaures apply to all development projects.

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Action Number	City Department(s)	Time Frame	Status
BIO -2 - All impacted seasonal wetlands shall be characterized according to the types below and mitigated by preservation of the same category of wetland according to the ratios in Mitigation Measure BIO-1. Seasonal wetland categories are as follows: "Pools: Greater than 1 inch of standing water for more than ten continuous days with short (less than three weeks) to long (more than three weeks) durations of standing water, clear to moderate turbidity, and exhibiting significant vegetation cover. "Playa Pools: Greater than 1 inch of standing water for more than ten continuous days with long (more than three weeks) to very long durations of standing water, moderate to high turbidity, and exhibiting sparse vegetation cover (typically found in association with Pescadero Series Soils; often referred to as playa-type pools). "Swales or Mesic Grassland: Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days. "Alkaline Flats and Meadows: Shallow, standing water (generally less than 1 inch) present for fewer than ten continuous days and exhibiting indicators of high alkalinity (salt deposits on soil surface, presence of salt-tolerant plants). Deviations in the required mitigation acreage by type or category may be permitted by the City and other applicable regulatory agencies. Under Mitigation Measure BIO-1, 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).	CD & PW		See Status of BIO-1

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

Action Number	City Department(s)	Time Frame	Status
BIO-3 - All direct impacts to extant stands of Contra Costa goldfields shall be mitigated by establishing new, self-reproducing populations of Contra Costa goldfields at a ratio of 4:1 (acres protected to acres impacted). This restoration requirement may be met by establishing new Contra Costa goldfield populations at a single-project mitigation site or by purchasing credits at an approved mitigation bank authorized to sell credits for this species in an amount equal to the 4:1 mitigation ratio. Guidelines for establishing Contra Costa goldfields and the release schedule for mitigation credits at the commercial mitigation banks will be specified in the bank-enabling agreements. Mitigation at single-project mitigation sites would be subject to the same conditions as the commercial mitigation banks. Establishment criteria shall also adhere to all the following conditions: 1. Impacted habitat area for which mitigation is required shall be equal to the entire occupied pool/swale area, and shall not just be limited to the area with 2. Contra Costa goldfield populations and other species identified in Tables 4.4-2 and 4.4-3 of the Draft EIR (including vernal pool fairy shrimp, conservancy fairy shrimp, vernal pool tadpole shrimp, and mid-valley fairy shrimp) shall be established in constructed, restored, and enhanced wetlands in the known range of these species in Solano County. 3. Seed used to establish new populations of Contra Costa goldfields may be obtained from any Core Population Area, as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Seed collection shall not affect more than 10 percent of an individual preserved population. Seed and top soils shall be salvaged from occupied vernal pools and other wetlands in an impacted area prior to initiation of ground-disturbing activities. 4. Restoration may occur in existing preserved pools currently lacking Contra Costa goldfields or in restored pools and swales in other Core Areas as defined in the Solano HCP or in areas identified in standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. New populations must be established in currently unoccupied habitat. 5. Re-established populations will be considered self-reproducing when: 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.	CD & PW		See Status of BIO-1

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Action Number	City Department(s)	Time Frame	Status
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.			
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. 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. 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. 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. 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.	CD & PW		See Status of BIO-1

PW - Public Works
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Action Number	City Department(s)	Time Frame	Status
BIO-5 - 1. Vegetation. All native, woody veg-etation greater than 1 inch in diam-eter shall be replaced by planting native woody vegetation to at the following minimum ratios and per-formance standards:	CD		See Status of BIO-1

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

Notes: *Performance Criteria* – The number of native riparian established at the end of the five-year monitoring period sh of 50 percent of total required plantings. Established plant regeneration and volunteer plants.

[a] Trees shall be measured at diameter at breast height (dbh trees shall be reported as the cumulative total of all tru measured at the midpoint of the main trunk (the ground branch).

[b] Elderberry replacement ratios and other associated mitigat prescribed in Mitigation Measure BIO-9. Tree and shrub measures under this mitigation measure may be used to fulfill the associated native woody riparian vegetation requirem Mitigation Measure BIO-9.

[c] Because of slow growth rates, oak species require higher r acorns are used instead of seedings (at least one year old), be doubled.

[d] The five-year monitoring period for documenting success be extended if the mitigation is not performing adequately. determination of success monitoring shall require at least upon first intervention (e.g. additional plantings or irrigati need to be planted at higher ratios, depending on site co account for mortality of planted material.

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

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

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

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Action Number	City Department(s)	Time Frame	Status
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. Note: The intent of requiring mitigation for removal of nonnative trees and shrubs is to protect riparian habtat. It is not intended to require miti-gation for the removal of nonnative trees or shrubs as a part of riparian restoration or enhancement projects. 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.			
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.	CD & PW		See Status of BIO-1
BIO-7 - Mitigation for direct impacts to seasonal wetlands in the Inner Coast Range shall be provided at a 2:1 ratio.	CD & PW		See Status of BIO-1
BIO-8 - Compensatory mitigation for unavoidable impacts to suitable breeding and non-breeding aquatic habitat (e.g., riparian, stream, pond, and freshwater marsh habitats) outside of the California Red-legged Frog Conservation Area shall be provided through the construction and/or restoration of similar habitats at a prescribed ratio (acres restored to acres impacted) consistent with Mitigation Measure BIO-5, and provide an endowment fund or other approved funding source to implement manage-ment plans for preserved lands in perpetuity consistent with the requirements in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP.	CD & PW		See Status of BIO-1

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Action Number	City Department(s)	Time Frame	Status
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: 1. Transplanting Removed Elderberry Shrubs. Transplant removed elderberry shrubs to an approved, secure site, such as an approved mitigation bank location in Solano County or non-bank relocation site to be approved by the City and USFWS. All non-bank relocation sites shall meet the minimum reserve standards identified in the Solano HCP or standardized policies developed by the City per proposed General Plan Action COS-A1.1. that shall be based on the principles found in the current working draft of the Solano HCP (e.g. site shall be protected by a conservation easement or other applicable protection measure, and funding shall be provided for long-term monitoring and maintenance). Transplanting shall occur between June 15 and March 15 (November through February is the optimal period for transplanting). Elderberry may not be transplanted between March 16 and June 14 except where isolated bushes are located more than 0.5 miles from other suitable valley elderberry longhorn beetle habitat and no signs of use (e.g. exit holes) have been identified.	CD & PW		See Status of BIO-1

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Action Number	City Department(s)	Time Frame	Status
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: • Permanent plantings of orchards and/or vineyards for the production of fruits, nuts, or berries. • Cultivation of perennial vegetable crops such as artichokes and asparagus, as well as the annual crops cotton and rice. • Commercial feedlots, which are defined as any open or enclosed area where domestic livestock are grouped together for intensive feeding purposes. • Horticultural specialties, including sod, nursery stock, ornamental shrubs, ornamental trees, Christmas trees, and flowers. • Commercial greenhouses or plant nurseries • Commercial aquaculture of aquatic plants and animals and their byproducts.	CD & PW		See Status of BIO-1
BIO-11: Long-term impacts to Swainson's hawk foraging habi-tat 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 sub-ject 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.			See Status of BIO-1

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Action Number	City Department(s)	Time Frame	Status
BIO-12: Long-term impacts to grassland and oak savanna habi-tat 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 sub-ject to species management requirements specified in the Solano HCP or standardized policies developed by the City per pro-posed General Plan Action COS-A1.1 that shall be based on the principles found in the current working draft of the Solano HCP. Mitigation shall be provided in the Irrigated Agriculture, Valley Floor Grassland, or Inner Coast Range Potential Reserve Areas (see the Vernal Pool Potential Preserve and Reserve Are-as figure in the Solano HCP) or in areas identified in standard-ized 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. Exceptions: Impacts that are likely to have minimal effects on theextent and quality of Swainson's hawk foraging habitat are ex-empt from Swainson's hawk foraging habitat mitigation re-quirements. 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).			See Status of BIO-1
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	CD & PW		See Status of BIO-1

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Action Number	City Department(s)	Time Frame	Status
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. 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.			

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Action Number	City Department(s)	Time Frame	Status
BIO-14 - If construction of pump stations, antennae sites, new irrigation canals, buried pipelines, or utilities (but excluding restoration and reserve management activities) will result in temporary impacts to occupied burrowing owl habitat (e.g. closure, collapse due to ground disturbance, or disturbance in the construction zone), impacts shall be mitigated according to the following criteria at all times of the year: 1. Temporary Impacts Less Than or Equal to 1 Acre in Size: Install five 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. a. A monitoring program will be implemented to track and document the use 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 appli-cant conducting the project. Monitoring results will be reported to the City and CDFW at the end of the project. b. Artificial burrows will be maintained by the applicant who owns the project that results in burrow or habitat destruction. Artificial burrows shall be maintained for a minimum of two years following completion of the project that resulted in the temporary impact. The construction site will be monitored annually to ensure that natural burrows have been re established on the construction site. 1) If burrows have not been re established on the construction site within two years but owls are using other ground squirrel burrows on or adjacent to the site, then the artificial burrows will not require maintenance beyond the two-year period and no additional mitigation will be required. 2)If the burrows have not been re established in the construction area and owls are not using other natural burrows on or adjacent to the construction site within two years, then the impact will be considered permanent and mitigation will be required according to Mitigation Measure BIO-13.	CD & PW		See Status of BIO-1

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Action Number	City Department(s)	Time Frame	Status
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. d. If the above measures cannot be implemented because adequate habitat is not present in surrounding, contigu-ous 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.			
2. Temporary Impacts Greater Than 1 Acre in Size: Install ten burrows/acre within 330 feet of the construction area if at least 7 acres of contiguous habitat remains and no more than one pair of owls without eggs or young in the nest is displaced. Also maintain vegetation height at 6 inches or less around the mitigation burrows to encourage use by owls. This condition may be waived if an approved biologist, th eCity, and CDFW determine that the contiguous area already contains suitable donor burrows. A monitoring program will be implemented to track and document the use of nearby natural or artificial burrows by evicted owls. Monitoring will be funded by the applicant conducting the project. Monitor-ing results will be reported to the City and CDFW at the end of the project.			
a. Artificial burrows will be maintained by the applicant that owns the project that results in burrow or habitat destruc-tion. Artificial burrows shall be maintained for a mini-mum 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 bur-rows have been re-established on the construction site.			
1) If burrows have not been re-established on the con-struction 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-quired.			
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 perma-nent and mitigation will be required according to Mitigation Measure BIO-13.			

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Action Number	City Department(s)	Time Frame	Status
b. Temporary impacts that cannot be mitigated with mitiga-tion 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, indi-rectly, or cumulatively will be subject to the mitigation re-quirement. Compliance with this Mitigation Measure does not allow for the destruction or disturbance of an active nest site.			
Greenhouse Gases			
GHG-1a - The City of Vacaville shall prepare an update to the Energy and Conservation Action Strategy (ECAS) within 18 months after the California Air Resources Board (CARB) adopts the second Update to the Scoping Plan for the greenhouse gas (GHG) reduction targets which correspond to the interim goal identified in Executive Order B-30-15 for year 2030, or no later than December 1, 2020, whichever is earlier. The ECAS shall include the following: • Emission Inventories: The City shall update the community GHG emissions inventories and forecasts that correspond to the goals of Executive Order B-30-15 for GHG sectors that the City has direct or indirect jurisdictional control over. The inventory and forecast shall be updated using methods approved by, or consistent with guidance, from CARB. • Emission Targets: The City shall identify a GHG emissions reduction target for year 2030 that is consistent with the GHG reduction goals identified in Executive Order S-03-05. The ECAS shall be updated to include specific measures to achieve the 2030 GHG emissions reduction target. The ECAS shall quantify the approximate GHG reductions of each quantifiable measure or set of measures. Measures listed below, along with others, shall be considered during the update to the ECAS for the City's 2030 target: • The City shall identify a plan to expand electric and low-emission vehicle charging stations in the city. • The City shall encourage new development to meet a voluntary 20 percent trip reduction goal.	CD & PW	Unscheduled	This task is dependent on the publication of CARB's second update to the Scoping Plan for the greenhouse gas reduction argets 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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Action Number	City Department(s)	Time Frame	Status
• The City shall work with the waste management agencies to expand the recycling program for businesses and residents to offer food waste collection services. • The City's existing land use database shall be expanded to include an inventory of infill sites to promote infill development. • The City shall explore additional streamlining incentive programs for infill development and sustainable building practices. • The City shall establish energy efficiency standards for new City buildings similar to, or comparable to, Leadership in Energy and Environmental Design (LEED) Silver standards.			
GHG-1b - The City of Vacaville shall revise the Energy and Conservation Action Strategy (ECAS) to expand ECAS Measure RE-4 to require the City to explore creation of a community choice aggregation program with the County of Solano.	CMO, CD, & PW	Unscheduled	This task will be led by the County of Solano.
Noise			
NOI-1 - The project applicant shall ensure that the following roadway segments shall be re-surfaced with a quiet pavement, such as Rubberized Hot Mix Asphalt – Open Graded (RHMA-O): • Vaca Valley Parkway from the Interstate 505 northbound ramps to Leisure Town Road • Leisure Town Road from Alamo Drive to Vanden Road • Ulatis Drive from Nut Tree Road to Leisure Town Road	PW	Unscheduled	

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

Action Number	City Department(s)	Time Frame	Status
Transportation and Traffic			
TRAF-1 - The City of Vacaville shall implement the following measures [for the Alamo Drive at Marshall Road intersection]: • Southbound approach: Convert the southbound through-right shared lane in order to a through lane and add a south-bound right-turn lane to provide an ex-clusive right-turn lane, a through lane, a left-turn lane. • Westbound approach: Add a left-turn lane on the westbound to provide dual left-turn lanes, two through lanes and a through-right shared lane.	PW	Unscheduled	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 imporvments will be scheduled as part of the CIP process.
TRAF-2 - The City of Vacaville shall implement the following measure [for the Alamo Drive at Merchant Street intersection]: • Westbound approach: Convert the west-bound outer through lane to a through-right shared lane to provide a through lane, a through-right shared lane, a right-turn lane, and two left-turn lanes.	PW		See Status of TRAF-1
TRAF-3 - The City of Vacaville shall implement the following measure [for the Allison Drive at Nut Tree Parkway intersection]: • Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide three through lanes and a right-turn lane. • Southbound approach: Convert the southbound left-through lane to an ex-clusive left-turn lane to provide two left-turn lanes and two through lanes. • Modify the traffic signal phasing to provide a protected left-turn phase on the south-bound approach	PW		See Status of TRAF-1
TRAF-4 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Alamo Drive intersection]: • Eastbound approach: Add an east-bound left-turn lane to provide dual left-turn lanes, a through lane, and a right-turn lane.	PW		See Status of TRAF-1

PW - Public Works
CD - Community Dev
CMO - City Manager's Office

Action Number	City Department(s)	Time Frame	Status
TRAF-5 - The City of Vacaville shall implement the following measures [for the Leisure Town Road at Elmira Road intersection]: • Northbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. • Southbound approach: Add one left-turn lane and one right-turn lane, and convert the through-right lane shared to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane. • Eastbound approach: Add a left-turn lane and one through lane, and convert the through-left shared lane to a through lane to provide one left turn lane, two through lanes, and a right-turn lane. • Westbound approach: Add a right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane.	PW		See Status of TRAF-1
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]: • Eastbound approach: Add a right-turn lane to the eastbound off-ramp approach to provide a left-turn lane, a left-through shared lane, and a right-turn lane.	PW		See Status of TRAF-1
TRAF-7 - The City of Vacaville shall implement the following measures [for the Leisure Town Road at Orange Drive intersection]: • Southbound approach: Add a south-bound left-turn lane to provide two left-turn lanes, two through lanes, and a right-turn lane; and prohibit the south-bound U-turn movement. • Westbound approach: Modify the traffic signal to provide overlap right-turn phasing for the westbound right-turn movement.	PW		See Status of TRAF-1
TRAF-8 - The City of Vacaville shall implement the following measures [for the Monte Vista Avenue at Allison Drive intersection]: • Northbound approach: Convert a north-bound through lane to a right-turn lane to provide two left-turn lanes, one through lane, and two right-turn lanes; and modify the traffic signal phasing to provide over-lap northbound right-turn movement. • Westbound approach: Prohibit west-bound U-turn movements; convert a westbound through lane to a left-turn lane to provide two left-turn lanes, one shared through-right turn lane.	PW		See Status of TRAF-1

PW - Public Works
CD - Community Dev
CMO - City Manager's Office

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

Action Number	City Department(s)	Time Frame	Status
TRAF-9 - The City of Vacaville shall implement the following measure [for the Nut Tree Road at Elmira Road intersection]: • Southbound approach: Convert a southbound through lane to a left-turn lane to provide two left-turn lanes, one through lane, and one through-right shared lane.	PW		See Status of TRAF-1
TRAF-10 - The City of Vacaville shall implement the following measures [for the Orange Drive at Nut Tree Road intersection]: • Northbound approach: Add a north-bound right-turn lane and convert the through-right shared lane to a through lane to provide one left-turn lane, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. • Southbound approach: Add a south-bound right-turn lane and convert the through-right shared lane to a through lane to provide two left-turn lanes, two through lanes, and a right-turn lane; provide lagging left-turn signal phasing. • Westbound approach: Convert a west-bound through lane to a left-turn lane to provide three left-turn lanes, two through lanes, and one right-turn lane.	PW		See Status of TRAF-1
TRAF-11 - The City of Vacaville shall implement the following measure [for the Peabody Road at Cliffside Drive intersection]: • Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through-left shared lane, and a right-turn lane, and modify the lane alignment of the east-west movements.	PW		See Status of TRAF-1
TRAF-12 - The City of Vacaville shall implement the following measures [for the Peabody Road at CSF intersection]: • Southbound approach: Add a south-bound right-turn lane and convert the through-right shared lane to a through lane to provide a left-turn lane, a through-left shared lane, and a right-turn lane. • South leg: Add a corresponding receiving lane on the south leg of the intersection.	PW		See Status of TRAF-1
TRAF-13 - The City of Vacaville shall implement the following measures [at the Peabody Road at Elmira Road intersection]: • Eastbound approach: Add an eastbound left-turn lane to provide two left-turn lanes, two through lanes, and one right-turn lane; modify the traffic signal to provide overlap eastbound right-turn phasing. • Northbound approach: Prohibit north-bound U-turn movement. • Westbound approach: Convert a through lane to a left-turn lane to provide two left-turn lanes, one through lane, and a through-right shared lane.	PW		See Status of TRAF-1

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Action Number	City Department(s)	Time Frame	Status
TRAF-14 - The City of Vacaville shall implement the following measure [for the Peabody Road at Foxboro Parkway intersection]: • Northbound approach: Convert the northbound through-right shared lane to a through lane and add a right-turn lane to provide two through lanes and a right-turn lane.	PW		See Status of TRAF-1
TRAF-15 - The City of Vacaville shall implement the following measures [for the Peabody Road at Hume Way intersection]: • Eastbound approach: Convert the west-bound through lane to a left-through shared lane to provide a left-turn lane, a left-through shared lane, and a right-turn lane; and modify the traffic signal to provide overlap right-turn phasing. • Northbound approach: Prohibit north-bound U-turn movement.	PW		See Status of TRAF-1
TRAF-16 - The City of Vacaville shall implement the following measure [for the Vaca Valley Road at Crescent Drive intersection]: • Southbound approach: Convert the through-right shared lane to a left-through-right shared lane to provide a left-turn lane and a left-through-right shared lane; modify the traffic signal to provide split phase operation on the north-south approaches.	PW		See Status of TRAF-1
TRAF-17 - The City of Vacaville shall implement the following measures [for the Vaca Valley Road at East Akerly Drive intersection]: • Northbound approach: Convert the northbound through lane to a through-right shared lane to provide a left-turn lane, a through-right shared lane, and a right-turn lane; modify the traffic signal to provide split phase operations on the north-south approaches. • Westbound approach: Convert the west-bound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.	PW		See Status of TRAF-1
TRAF-18 - The City of Vacaville shall implement the following measures [for the Vaca Valley Road at New Horizons Way intersection]: • Eastbound approach: Add an eastbound left-turn lane to provide two-left turn lanes, a through lane, and a through-right shared lane. • Northbound approach: Convert the northbound through lane to a left-turn lane to provide two left-turn lanes and a through-right shared lane.	PW		See Status of TRAF-1

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

Action Number	City Department(s)	Time Frame	Status
TRAF-19 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Midway Road intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	PW		See Status of TRAF-1
TRAF-20 - The City of Vacaville shall implement the following measure [for the Monte Vista Avenue at Airport Road intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met in the PM peak hour.	PW		See Status of TRAF-1
TRAF-21 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at Interstate 80 Eastbound Ramp intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	PW		See Status of TRAF-1
TRAF-22 - The City of Vacaville, in coordination with Caltrans, shall implement the following measure [for the Cherry Glen Road at In-terstate 80 Westbound Ramps]: • Install stop signs on the northbound and southbound approaches to provide all-way stop control at the intersection.	PW		See Status of TRAF-1
TRAF-23 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Gilley Way intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met.	PW		See Status of TRAF-1
TRAF-24 - The City of Vacaville shall implement the following measure [for the Leisure Town Road at Marshall Road intersection]: • Install a traffic signal at the intersection as the peak hour traffic signal warrant would be met. •Alternative mitigation measure: will need to be evaluated at this location, such as closing the median, or "worm islands" that restrict left turns. Because implementation of a traffic signal would be in conflict with other plans and policies.	PW		See Status of TRAF-1

PW - Public Works
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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

PW - Public Works
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Action Number	City Department(s)	Time Frame	Status
TRAF-31 - The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall im-plement the following measures [for the In-terstate 80 Eastbound Ramps at North Texas Street intersection]: • Eastbound approach: Convert the east-bound through-left shared lane to a left-through-right shared lane and add a right lane to provide one left-through-right shared lane, two exclusive right lanes. • Southbound approach: Add one south-bound through lane to provide one left-turn lane and two through lanes.	PW & Solano Transportation		See Status of TRAF-1
TRAF-32 - The City of Vacaville, in coordination with Caltrans and the City of Fairfield, shall im-plement the following measure [for the Interstate 80 Westbound Ramps at North Texas Street Intersection]: • Northbound approach: Restripe the northbound approach lanes on North Texas Street to provide two right-turn lanes, a through lane, and one left-turn lane.	City of Fairfield, PW, & Solano Transportation		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]: • Eastbound approach: Add an eastbound left-turn lane to provide three left-turn lanes and two through lanes. • Westbound approach: Add a westbound right-turn lane to provide two right-turn lanes and two through lanes; modify traffic signal to allow right-turn overlap phasing. • Southbound approach: Prohibit south-bound U-turn movement.	City of Fairfield, PW, & Solano Transportation		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]: • Northbound approach: Add one north-bound left-turn lane, one through lane, and one right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. • Southbound approach: Add two south-bound through lanes and one right-turn lane to provide one left-turn lane, three through lanes and two right-turn lanes. • Eastbound approach: Add one east-bound left-turn lane, one through lane, and one right-turn lane, and convert the through-right shared lane to an exclusive right-turn lane to provide two left-turn lanes, three through lanes, and two right-turn lanes. • Westbound approach: Add one westbound left-turn lane and one through lane to provide two left-turn lanes, two through lanes, and one through-right shared lane.	City of Fairfield, PW, & Solano Transportation		See Status of TRAF-1

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Attachment 2

City of Vacaville

ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT
Year 2015

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

Prepared by:
City of Vacaville
Community Development Department and
The Department of Housing Services
650 Merchant Street
Vacaville, CA 95688

2015-2023 HOUSING ELEMENT

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).

The Housing Element 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]). This report includes five tables that comply with State statues requiring an analysis of the City's residential construction compared to regional housing need goals:

- **Table A** reports on the City's annual building activity on low and very low income units and mixed-income multifamily units.
- **Table A2** reports on the City's annual building activity on affordable units that have been rehabilitated, preserved and acquired subject to specific State requirements
- **Table A3** reports on the City's annual building activity on moderate and above moderate income units
- **Table B** reports on the City's annual progress in meeting its regional housing needs allocation (RHNA)
- **Table C** is the Housing Element Implementation Table

The policies and programs listed in Table C 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.

Information in this report was compiled from various sources including, but not limited to:

- City Council and Planning Commission Actions
- Building Division Permit Records
- Planning Applications
- City of Vacaville Housing Successor Agency
- Department of Housing Services
- State Income Limits for 2015 provided by HCD

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2015 to December 31, 2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
			Affordability by Household Incomes								
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
									See Instructions	See Instructions	
The Callen Street/Bennett Hill Rehabilitation Project (Phase 2)	2-4 and 5+	R	20	46	0	0	66	-	RDA	66 Units - Disposition, Development and Loan Agreement	-
(9) Total of Moderate and Above Moderate from Table A3 ► ► ► ► ► ►						364					
(10) Total by income Table A/A3 ► ►			20	46	0	364					
(11) Total Extremely Low-Income Units*	4										

* Note: These fields are voluntary

Table A2

Jurisdiction: City of Vacaville
Reporting Period: January 1, 2015 to December 31, 2015

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
(1) Rehabilitation Activity	4	16	46	66	The Callen Street/Bennett Hill Rehabilitation Project (Phase 2) was idenfied and acceptedas being in compliance with Gov. Code Section 65583.1(B) by HCD as part of the 2015-2023 Housing Element (Pages 106-110).
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	4	16	46	66	

* Note: This field is voluntary

Table A3

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2015 to December 31, 2015

Annual Building Activity Report Summary for Above Moderate-Income Units

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	174					174	
No. of Units Permitted for **Above Moderate**	190					190	

* Note: This field is voluntary

Table B

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2015 to December 31, 2015

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2015	2016	2017	2018	2019	2020	2021	2022		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	287	20									20	**267**
	Non-deed restricted												
Low	Deed Restricted	134	45									45	**89**
	Non-deed restricted		1									1	
Moderate	Deed Restricted	173											**0**
	Non-deed restricted		174									174	
Above Moderate		490	190									190	**300**
Total RHNA by COG. Enter allocation number:		1,084											
Total Units ▶ ▶ ▶			430						0	0		430	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													**656**

Notes:

Units serving extremly low-income households are included in the very low-income permitted units totals.

	Table C		
City of Vacaville			
Vacaville General Plan			
IMPLEMENTATION PLAN - Housing Element			
Jurisdiction: City of Vacaville			
Reporting Period: January 1, 2015 to December 31, 2015			
Action	**City Departments**	**Time Frame**	**Status**
New Construction			
H. 1 – I 1 - Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	CD & HS	Ongoing	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 – I 2 - Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	CS	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 – I 3 - Continue implementing the Economic Development Incentive Program which grants a 10 percent reduction in development impact fees for the first 100 residential permits issued under this program.	CMO & CD	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 – I 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.

PW - Public Works
CD - Community Dev.

CMO - City Manger's Off.
CS - Community Services
Util - Utilities

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 preferenced 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 preferenced 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 preferenced 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.

PW - Public Works
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Util - Utilities

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.
Rehabilitation and Conservation			
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.

PW - Public Works
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Util - Utilities

Action	City Departments	Time Frame	Status
H. 2 – I 4 - Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.	FD	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 – I 5 - Continue to enforce and update the Condominium Conversion Ordinance.	CD & HS	Ongoing	The Condominium Conversion ordinance prevents the conversation of senior apartments if the senior restricted apartment rate falls below 3 percent.
H. 2 – I 6 - Assist in maintaining the affordability of units produced through federal and State programs by working with appropriate organizations to identify units, which may convert to market- rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.	HS	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 – I 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 – I 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 – I 9 - Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units in The Callen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.	HS	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
Housing Support Services			
H. 3 – I 1 - Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.	HS	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 – I 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 – I 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 – I 4 - Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	HS	Ongoing	The Vacaville Housing Authority (VHA) 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 – I 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 Trower Housing Partners LP to develop 39 affordable units of new construction preferenced 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 though 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
Program Evaluation			
H. 4 – I 1 - Regularly compile and analyze data relevant to housing need and affordability.	HS & CD	Ongoing	The Department of Housing Services conducts 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.

Attachment 3

City of Vacaville

Housing Successor of the
Vacaville Redevelopment Agency

Addendum to the Annual
Housing Element Progress Report

For the year ended June 30, 2015

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BACKGROUND

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

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

ANALYSIS

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

1) The amount the City received in loan repayments from an agreement between the former redevelopment agency and the City.
2) The amount deposited to the Low and Moderate Income Housing Asset Fund (LMIHAF), distinguishing any amounts deposited from loan repayments received by the City, deposited for items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.
3) A statement of the balance in the LMIHAF as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.
4) A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for program administration and monitoring and preserving the affordability of units with affordability covenants, (B) for homelessness prevention and rapid rehousing services, and (C) for development of affordable housing.
5) Statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.
6) Description of any transfers made to another housing successor for a joint project.
7) Description of projects that receive funding through the Successor Agency's Recognized Obligation Payment Schedule and the status of the projects.

8) Status of properties pursuant to a five-year disposition period.
9) Update on replacement housing obligations. Additionally, implementation plans of the former redevelopment agency should be posted on the housing successor's website.
10) Compliance with five-year expenditure obligations.
11) Percentage of senior deed-restricted rental housing within the previous ten years in relation to the aggregate number of units of deed-restricted rental housing.
12) Amount of excess surplus, if any.
13) An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of moneys from the LMIHAF pursuant to subdivision (f) of California Health and Safety Code Section 33334.3. The inventory shall include:
    a. The number of units.
    b. In the first report, the number of units lost to the portfolio after February 1, 2012 and the reasoning. Subsequent reports to include the number of units lost for the previous fiscal year.
    c. Any funds returned to the housing successor as part of an adopted program that protects the former Agency's investment of moneys from the LMIHAF.
    d. Whether the housing successor has contracted with any outside entity for the management of the units, and, if so, identity of the entity.

FISCAL YEAR 2015 STATUS REPORT

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

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

1) The amount the City received in loan repayments from an agreement between the former Agency and the City

The City received no repayments during fiscal year 2015. The City is scheduled to receive $338,978 during fiscal year 2016 related to the Nut Tree Loan. The $3,814,709 remaining on the loan between the City and former redevelopment agency is an eligible enforcement obligation of the successor agency and will be repaid over the next four fiscal years.

2) Deposits to the Low and Moderate Income Housing Asset Fund (LMIHAF)

A total of $2,328,394 was deposited into the LMIHAF during the fiscal year. A majority of this amount, $1,668,745, was due to principal and interest payments from participants in the housing successor's affordable housing programs. Of the total funds deposited into the LMIHAF, there were no amounts held for items listed on the Recognized Obligation Payment Schedule or deposits from loan repayments received by the City for agreements with the former redevelopment agency.

3) Statement of the balance in the LMIHAF as of the close of the fiscal year

At the close of fiscal year 2014-2015, the balance for the LMIHAF was $9,308,566[1]. Of this amount, $3,435,500 is taxable housing bond proceeds for the Callen – Street Bennett Hill affordable housing project listed on the Recognized Obligation Payment Schedule. A $3,118,743 loan receivable, "SERAF

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

Loan," from the LMIHAF to the former redevelopment agency "non-housing fund" to send mandated Supplemental Educational Revenue Augmentation Fund payments to the State of California makes up a majority of the remaining balance. The SERAF loan is an enforceable obligation of the successor agency and will be repaid to the housing successor during the first half of fiscal year 2016.

4) A description of expenditures from the LMIHAF by category

During the fiscal year, the housing successor had expenditures of $422,328 for the monitoring and preservation of the long-term affordability of units in its portfolio and for administering its activities. This amount was below the annual expenditure cap stated in SB 341 of 5 percent of the statutory value of real property and of loans and grants receivable. The housing successor also had expenditures in the amount of $143,324 for the development of affordable housing. In its annual report for 2019, and every five years thereafter, the housing successor will demonstrate its compliance with the affordable housing income requirements defined in Health and Safety Code Section 34176.1(a)(3)(A).

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

The statutory value of real property owned by the housing successor at the end of fiscal year 2014-2015 was $12,049,128. The value of the housing successor's "loan portfolio" was $34,526,205.

Asset	Statutory Value
Real Property	$12,049,128
Loans Receivable	$34,526,205
Total	$46,575,333

LMIHAF spent on program administration and monitoring is capped at the greater of $200,000 or 5 percent of the combined value of real property and loans and grants receivable. For fiscal year 2015, the expenditure limit was $2,328,767.

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

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

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

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

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

See Attachment A.

9) A description of any outstanding obligations pursuant to Section 33413 and the housing successor's progress in meeting those obligations.

All outstanding obligations transferred to the housing successor pursuant to Section 33413 have been met. The fulfilled obligations transferred to the housing successor included those described in the approved Relocation Plan dated May 25, 2010. Replacement units required included one extremely low-income and three very low-income, two-bedroom apartments. In September 2015, a Certificate of Completion was issued by the City for the first phase of a 2 phased project that included substantial rehabilitation and conversion from market rate to affordable housing of 64 apartments, four of which were used to meet this obligation. Phase 2 is anticipated to be completed March 2016. The two phased project included 28 one-bedroom, 102 two-bedroom at the following income levels:

9 units at 30% of Area Median Income (AMI)
31 units @ 50% of AMI
29 units @ 55% of AMI
59 units @ 60% of AMI
2 Manager's unit/office
130 Total units, plus 1 community room

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

Not applicable. The five-year reporting period concludes June 30, 2019.

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

Percentage of Senior Deed Restricted housing units within the previous 10 years is 9.40%.
Senior Deed Restricted: 60 units
Total Deed Restricted: 564 units

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

The housing successor currently does not have any excess surplus.

13) An inventory of homeownership units assisted by the former Agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the investment of moneys from the LMIHAF.

a. The number of those units: 36
b. The number of units lost in the last fiscal year: 1
   The reason for those loses: 1 – Written Off
c. Funds returned to the housing successor as part of an adopted program that protects the former Agency's investment of moneys from the LMIHFL in the last fiscal year: $478.04
d. Whether the housing successor has contracted with any outside entity for the management of the units: The housing successor does not use an outside entity

Attachment A

City of Vacaville, as Housing Successor
Status Update on Real Property per Health & Safety Code Section 33334.16
February 1, 2012 - June 30, 2015

Legal Title and Description	Date of construction or acquisition by the former RDA	Date of transfer to City, as Housing Successor	Status Update:
301 HAZEL STREET	07/25/96	09/05/12	Sold to low income qualified homebuyer 7/2014
POWELL/HOMENTOWSKI	06/14/93	09/05/12	10/2014 - Entered into a Disposition, Development and Loan Agreement with Trower Housing Partners for the new construction of 39 units of affordable apartment housing on this site intended for veterans and families. Affordability levels will range from 30% of Area Median Income (AMI) to 60% of AMI with a 55 year affordability restriction. Developer land entitlements expected to be completed by 12/2015
581 AND 585 ROCKY HILL ROAD	11/03/92	09/05/12	11/2014 - Sold to Vacaville Storehouse for development of a community garden which will serve the families in the deed-restricted affordable housing complexes in the area.
ROCKY HILL ROAD/BROWN STREET - SPRR ROW/NEADE	08/29/95	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013 and these 20' wide parcels adjacent to railroad right-of-way are proposed to be developed as part of the Rocky Hill Trail which is an unofficial footpath connecting Markham Avenue and Brown Street to E Monte Vista. The unofficial footpath is planned for improvement.
701 MASON STREET	11/12/97	09/05/12	These properties were assembled for the development of mixed use, high density residential including affordable housing. Locally known as "Opportunity Hill," in addition to acquisitions, activities towards development include the following: * 09/2007- Phase I Environmental Assessment * 12/2007 - Water Distribution System Analysis * 12/2007 - Sanitary Sewer Service Evaluation * 10/2007 - Cultural Resources Assessment * 02/2008 - Phase II Environmental Assessment * 05/2008 - Phase I Geoarchaeological Study * 04/2008 - Opportunity Hill Master Plan and Design Guidelines adopted * 11/2008 - Included in Association of Bay Area Government designated Downtown Priority Development Area * 04/2013 - 712 Catherine St acquired The City of Vacaville General Plan Update is planned to be presented to City Council in Summer 2015 which will allow for mixed uses and up to 65 units per acre on these sites.
707 MASON STREET	11/12/97	09/05/12	
709 MASON STREET	11/12/97	09/05/12	
701 CATHERINE STREET-702 & 700 1/2 E MAIN	05/31/00	09/05/12	
343 WILSON STREET	07/18/00	09/05/12	
106 BUSH STREET	01/15/01	09/05/12	
324 WILSON STREET	07/20/01	09/05/12	
331 WILSON STREET	07/12/01	09/05/12	
325 WILSON STREET	11/20/01	09/05/12	
712 E MAIN STREET	03/28/02	09/05/12	
713 CATHERINE STREET	12/26/02	09/05/12	
201 MCCLELLAN STREET	05/27/04	09/05/12	
240 DEPOT STREET/219 MCCLELLAN STREET	08/27/03	09/05/12	
729 AND 731 CATHERINE STREET	03/10/04	09/05/12	
718 E MAIN STREET	01/22/03	09/05/12	
725/727 CATHERINE STREET	12/29/05	09/05/12	
207 MCCLELLAN STREET	03/01/07	09/05/12	
130 BUSH STREET	03/20/07	09/05/12	
140 DEPOT STREET	04/25/07	09/05/12	
150 DEPOT STREET	02/01/07	09/05/12	
337 WILSON STREET	10/31/00	09/05/12	
712 CATHERINE STREET	N/A	4/22/2013	
719 CATHERINE STREET	01/31/07	09/05/12	
220 SHASTA DRIVE	12/02/03	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013 and this property is proposed to be developed for senior affordable housing.
205 BENNETT HILL DRIVE	07/09/07	09/05/12	3/2014 sold to Rocky Hill Investors LP to include in development of 54 affordable apartment units. The project will be affordable to households with Area Median Income (AMI) at 30% to 60% of AMI with a 55 year affordability agreement.
255 BENNETT HILL COURT	07/29/11	09/05/12	
1373 CALLEN STREET	06/27/06	09/05/12	2/2015 sold to Callen Street Investors LP for the development of 66 affordable apartment units. The project will be affordable to households with Area Median Income (AMI) at 30% to 60% of AMI with a 55 year affordability agreement.
1444 CALLEN STREET	06/27/06	09/05/12	
1355 CALLEN STREET	09/01/06	09/05/12	
1385 CALLEN STREET	09/01/06	09/05/12	
1391 CALLEN STREET	09/22/06	09/05/12	
1408 CALLEN STREET	09/28/06	09/05/12	
1413 CALLEN STREET	09/28/06	09/05/12	
1414 CALLEN STREET	12/26/06	09/05/12	
1419 CALLEN STREET	09/28/06	09/05/12	
1449 CALLEN STREET	09/25/06	09/05/12	
1455 CALLEN STREET	09/25/06	09/05/12	
1443 CALLEN STREET	01/16/07	09/05/12	
1437 CALLEN STREET	01/16/07	09/05/12	
1438 CALLEN STREET	03/01/07	09/05/12	
1367 CALLEN STREET	10/15/07	09/05/12	
1432 CALLEN STREET	10/19/07	09/05/12	
1425 CALLEN STREET	01/24/08	09/05/12	
1431 CALLEN STREET	02/22/08	09/05/12	
ORANGE TREE CIRCLE	02/27/07	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013 and this property is proposed to be sold in order to generate funds for other affordable housing projects/programs/activities.

149 SCOGGINS COURT	07/06/07	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. These properties are proposed to be sold in order to generate funds for other affordable housing projects/programs/activities.
131 SCOGGINS COURT	10/31/08	09/05/12	
137 SCOGGINS COURT	10/31/08	09/05/12	
143 SCOGGINS COURT	10/31/08	09/05/12	
1021 E MONTE VISTA AVENUE	10/31/08	09/05/12	
1031 E MONTE VISTA AVENUE	10/31/08	09/05/12	
1035 E MONTE VISTA AVENUE	10/31/08	09/05/12	
719 MARKHAM AVENUE (APN 0130-010-250)	10/31/08	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. This property is proposed for future development/sale.
719 MARKHAM AVENUE (APN 0130-010-070)	10/31/08	09/05/12	04/2015 Property sold to the City's Community Development Block Grant Program to remain as open space to serve as the entrance/exit of the Rocky Hill Trail. The Rocky Hill Trail is an unofficial footpath connecting Markham Avenue and Brown Street to E Monte Vista. The unofficial footpath is planned for improvement.
287 BENNETT HILL COURT	06/19/08	09/05/12	3/2012 sold to Vacaville Social Services Corporation for a 48 bed homeless facility, Opportunity House with a 55 year affordability restriction.
VANDEN ROAD	12/27/02	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. This property is proposed to be sold for affordable housing.
SURPLUS LAND FR FIRE STATION 1	03/28/94	09/05/12	The City, as Housing Successor, approved a Housing Disposition Strategy in March 2013. This property is proposed for a portion to be sold for a community room serving the adjacent deed-restricted affordable housing complex and a portion to be sold for neighborhood commercial. Proceeds to be used for other affordable housing projects/programs/activities. Plans are underway for the required lot line adjustment.
BUCK-ELDRIDGE SOCIAL SERVICE CENTER - SUITES 1-5	07/01/92	09/05/12	These suites are occupied by the Vacaville Housing Authority who administer the Section 8 Housing Choice Voucher Program, providing rental subsidy assistance to approximately 1,193 very-low and extremely-low income households annually.
112-124 BROWN STREET	09/16/04	09/05/12	04/2015 Property sold to the City's Community Development Block Grant Program to be included in the development of the Brown Street Social Service Center that will include a youth center gymnasium and office space for social service organizations.
SCOGGINS PARCELS (GRND LSE. W/ LINCOLN CORNERS)	4/7/00-10/19/01	09/05/12	10/2001 entered into long-term ground lease with Vacaville Depot Limited for 134 units of affordable housing with a 20 year affordability agreement.

REDEVELOPMENT AGENCY IMPLEMENTATION PLAN

FIVE YEAR PROGRAM OF GOALS AND EXPENDITURES TO ACHIEVE GOALS

JULY 1, 2009 THROUGH JUNE 30, 2014

REDEVELOPMENT AGENCY OF THE CITY OF VACAVILLE

prepared by

Department of Housing and Redevelopment

(707) 449-5660

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I. INTRODUCTION

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

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

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

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

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

<u>Vacaville Community Redevelopment Area</u>

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

<u>I-505/I-80 Redevelopment Area</u>

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

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

II. REDEVELOPMENT'S ECONOMIC DEVELOPMENT ACCOMPLISHMENTS

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

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

A. Land Acquisition, Disposition and Development:

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

B. New Office, Commercial and Industrial Development

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

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

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

I505/I80 Redevelopment Area:
Non-residential construction valued at over $204 million were constructed, expanded or improved including improvements/expansions at Genentech, Alza, Chiron, Kaiser Hospital, State Farm Insurance Fund, Comfort Suites Inn, Popeye's Chicken, Winco Foods, Super Save Wine & Spirits, Buzz Oates warehouses, Vacaville Industrial Building, two Cotting Lane commercial warehouses, King's Buffet, Community Medical Centers, Treza, Movado, Zales Outlet, BCBG Maxazria, Welcome Home, Timberland, J Crew, Kohl's, Sprig Circuits, and Ultra Diamond buildings.

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

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

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

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

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

Public improvement projects completed in the Redevelopment Areas include:

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

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

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

III. GOALS AND OBJECTIVES FOR THE NEXT FIVE YEARS

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

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

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

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

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

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

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

A. Eliminate blighting influences in the Project area, including deteriorating buildings, obsolete structures, flood hazards, inadequate infrastructure, and other environmental, economic, and safety deficiencies; and improve the overall appearance of buildings, streets, parking areas, and other facilities, both public and private.

B. Provide adequate streets, curbs, gutters, drainage facilities, utilities, underpasses, overpasses, and streetlights; and permit improved pedestrian and/or vehicular circulation in the Project area.

C. Strengthen retail and other commercial functions.

D. Strengthen the economic base of the Project area and the community by removing nonconforming uses, combining existing parcels and installing needed site improvements in the industrial areas to stimulate new commercial and industrial expansion, employment, and economic growth.

E. Provide adequate land for parking, circulation, and open space.

F. Enhance the role of the City by strengthening civic, community, and cultural functions.

G. Preserve artistically, architecturally, and historically worthwhile structures and sites.

H. Establish and implement performance criteria to assure high site design standards, environmental quality, and other design elements to provide unity and integrity to the entire Project.

I. Strengthen and upgrade existing residential uses.

J. Cause the underground placement of unsightly overhead utility lines.

K. Address inadequate ventilation, light, privacy, sanitation, open spaces, or recreation activities.

L. Address lots of irregular form, shape, and inadequate size as well as faulty interior arrangement and exterior spacing.

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

V. SPECIFIC PROGRAMS, POTENTIAL PROGRAMS, AND ESTIMATED EXPENDITURES

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

SPECIFIC PROGRAMS, POTENTIAL PROGRAMS, AND ESTIMATED EXPENDITURES

(JULY 1, 2004 - June 30, 2009)

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

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

A. Low- and Moderate-Income Housing Fund Requirements

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

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

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

1. Income Proportionality Test & Housing Need

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

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

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

2. **Expenditures on Senior Citizen Projects**

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

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

3. **State Housing Production (Inclusionary) Requirement**

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

- If the Agency undertakes development or rehabilitation projects, 30% of the housing must be affordable to low- and moderate-income households. Of those units, 50% must be affordable to very low-income households. (The Agency does not undertake development or rehabilitation on its own, but instead works with other entities in exchange for affordability covenants.)

- Where the Agency does not directly develop or substantially rehabilitate units, at least 15% of all new or substantially rehabilitated units in a Project Area must be affordable to low- and moderate-income households. Of those 15% units, 40% must be affordable to very low-income households. (The Agency has provided subsidies to other entities, and therefore these "Inclusionary" requirements must be met.)

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

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

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

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

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

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

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

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

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

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

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

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

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

In addition, the Agency issued $18 million of housing bonds for the acquisition and rehabilitation of substandard rental units. $12.5 million of the bond proceeds were used to acquire 74 rental units during the 7/1/2004 – 6/30/2009 planning period. These units will be rehabilitated during the 7/1/2009 - 76/30/2014 planning period.

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

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

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

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

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

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

1. **Multi-Family New Construction**

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

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

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

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

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

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

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

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

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

Landbanked Sites for Multi-Family New Construction:
The Agency purchased the following sites for the future development of affordable housing. The number and affordability of units anticipated for each property are as follows:

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

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

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

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

2. **Single-Family New Construction**

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

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

3. Multi-Family Acquisition and/or Rehabilitation

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

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

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

4. Owner-Occupied Rehabilitation Loan Program

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

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

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

5. **First-Time Homebuyer Programs**

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

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

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

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

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

VII. REDEVELOPMENT IMPLEMENTATION PLAN APPROVAL PROCESS

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

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

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

UNITS COUNTING TOWARD INCLUSIONARY HOUSING REQUIREMENTS

Housing Constructed/Rehabilitated with Affordability Restrictions:

New Construction

Project	RDA/Outside RDA	Less than 30%	30% - 50%	50% - 60%	60% - 80%	80% - 120%	Total	Total Units Counting as Inclusionary	Below 50% Units Counting as Inclusionary
Autumn Leaves	Outside		56				56	28	28
Hidden Creek Apartments	Outside				48		48	24	
Spring Glen Apartments	I505/80				35		35	35	
Quail Run Apartments	Outside				60		60	30	
Sycamore Apartments	Outside				52		52	26	
Saratoga Senior I	I505/80	20	88				108	108	108
Saratoga Senior II	I505/80	20	52	48			120	120	72
Habitat for Humanity	VCRA		4				4	4	4
Vacaville Senior Manor	I505/80				60		60	60	
Vasquez Apartments	VCRA				2		2	2	
Vacaville Depot (Lincoln Corner)	VCRA		13	52	69		134	134	13
Total		40	213	100	326	0	679	571	225

Acquisition and/or Rehab:

Project	RDA/Outside RDA	Less than 30%	30% - 50%	50% - 60%	60% - 80%	80% - 120%	Total	Total Units Counting as Inclusionary	Below 50% Units Counting as Inclusionary
VCH I	Outside			12			12	6	
VCH II	Outside	5		39			44	22	
VCH IV	Outside	2		28			30	15	
VCH V	Outside			19			19	9	
VCH VI	Outside	5	5	38			48	24	
VCH VII	Outside	9	7	24		36	76	38	
VCH VIII	Outside	3	6	20		7	36	18	
VCH IX	Outside	1	1	3		3	8	4	46
VCH X	Outside	5	4	17	26		52	26	
Vacaville Highlands	Outside		3	4	4		11	5	
Meadows Court	Outside		3	18	30		51	25	
Vacaville Gables	Outside		3	62			65	32	
Vacaville Hillside Senior	Outside		3	12			15	7	
Vacaville Rocky Hill	Outside		2	8	2		12	6	
Vacaville Meadows	Outside		25	25	15		65	32	
Total		30	62	329	77	46	544	269	46

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

Shared Equity Loans	Outside	46
	VCRA	1
Total		47

TABLE A

TABLE 8

Completed and Projected Inclusionary Units
1982/1983 to 6-30-2009

	VCRA	I-505/I-80	Total
No. of Units Constructed:	2,950	2098	5,048
15%Affordability Required	443	315	758
of 15%, 15% for below 50%	178	126	304
No. of Units Projected:	2963	2485	5,448
15%Affordability Required	445	373	**818**
of 15%, 15% for below 50%	178	150	**328**

	VCRA	I-505/I-80	Outside Areas	Total	Count Unit X 1/2 Outside Areas	Total No. of Units Counting as Inclusionary
Constructed (6/30/09):						
80% -120%	0	0	46	46	23	23
60% - 80%	71	95	237	403	118	284
50% - 60%	52	48	329	429	164	264
30% - 50%	17	140	118	275	59	216
Below 30%	0	40	30	70	15	55
Total	140	323	760	1223	379	842
Projected 2009-2014						
80% -120%	10	0	0	10	0	10
60% - 80%	40	0	0	40	0	40
50% - 60%	160	40	73	273	36	236
30% - 50%	30	10	18	58	9	49
Below 30%	10	0	10	20	5	15
Total	250	50	101	401	50	350
Projected 2014-2019:						
80% -120%	8	0	0	8	0	8
60% - 80%	50	0	124	174	62	112
50% - 60%	74	0	86	160	43	117
30% - 50%	18	0	34	52	17	35
Below 30%	10	0	0	10	0	10
Total	160	0	244	404	122	282

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

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

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

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

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

TABLE C