



**VALLEJO PLANNING COMMISSION  
REGULAR MEETING 7:00 PM**



**DECEMBER 15, 2025**

**COMMISSIONERS**

Anthony Taylor, (Chair)  
Donald Douglass, (Vice-Chair)  
Eric Blind  
Wanda Madeiros  
Tara Beasley-Stansberry  
Phillip Balbuena  
Chris White

**HYBRID MEETING**  
[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

**Council Chambers  
555 Santa Clara Street  
Vallejo, CA 94590**

<p><b>NOTICE:</b> Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>
<p><b>VIEW THE MEETING:</b> There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>	
<p><b><u>Option to Join by Computer</u></b> From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><b><u>Option to Join by Phone</u></b> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City’s website at <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary</p>	
	<p>Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary’s office by contacting via email <a href="mailto:Dalia.Vidor@cityofvallejo.net">Dalia.Vidor@cityofvallejo.net</a> or via telephone at (707) 648-4326 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof</p>

## AGENDA

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

*Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved. All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.*

**A. APPROVAL OF THE AGENDA**

**B. APPROVAL OF THE MINUTES**

Recommendation: By motion, approve the November 3, 2025, regular meeting minutes.

**5. REPORT OF THE CITY COUNCIL LIAISON**

**6. COMMUNITY FORUM**

*Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall follow those as the City Council and shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.*

**7. PUBLIC HEARING**

**A. CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A TENTATIVE MAP (TM23-0001), PLANNED DEVELOPMENT (PD24-0001), DEVELOPMENT REVIEW (DVR23-0017), DESIGN REVIEW (DR23-0006) AND LANDSCAPE REVIEW (LR23-0002) FOR THE DEVELOPMENT OF 51 SINGLE-FAMILY RESIDENCES ("VISTA COVE SUBDIVISION") AT SHADY LANE AND WILDFLOWER AVENUE (APNS: 0079-171-170 & 0079-120-100) TO JANUARY 21, 2026 AT 7:00 P.M.**

**Project Name:** Vista Cove Subdivision

**Project Summary:** The proposed project includes a Tentative Map, Planned Development rezoning, Development Review, Design Review, and Landscape Review to allow the subdivision of two vacant parcels totaling approximately 20.13 acres into 57 parcels for the development of 51 detached single-family residences, and including four

parcels dedicated to open space and bioretention areas, one parcel for a new private roadway network, and one parcel for a new sewer pump station. The new single-family homes would range in size from 2,494 to 2,674 square feet, each featuring an attached two-car garage and driveway parking. The development also includes construction of a new private street, sidewalks, curbs and gutters, private alleys, street lighting, landscaping, and other related site improvements to support the proposed development.

**Project Number(s):** Tentative Map (TM23-0001)  
Planned Development (PD24-0001)  
Development Review (DVR23-0017)  
Design Review (DR23-0006)  
Landscape Review (LR23-0002)

**Location:** Vacant Site off Shady Lane and Wildflower Avenue  
APN:0079-171-170 & 0079-120-100

**Applicant:** Sancerra Vista Cove, LLC

**Owner(s):** Litton Chen, Tammy Dong, Terrence F. Wei, Thomas Chen, Tiffany Chen Herrero, Timothy Wei, Tina T. Dong, Troy Chuang, Tyler C. Chung

**General Plan Land Use Designation:** Primarily Single-Family and Mix of Housing Types/Medium Density

**Zoning District:** Residential Low Density and Residential Medium Density

**CEQA:** Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (“Subsequent EIRs and Negative Declarations”), a Subsequent Mitigated Negative Declaration (MND) to the previously certified Environmental Impact Report (EIR) related to the General Plan 2040 EIR (State Clearinghouse [SCH] #2014112035) has been prepared.

**B. HOLD A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAMS A1.1.6 AND A1.1.7**

**Project Summary:** The Project consists of amendments to Title 16 (Zoning) of the Vallejo Municipal Code and the Official Zoning Map to establish a By-Right Housing Overlay District (BRH Overlay) applicable to three Housing Element inventory sites identified in the 2023–2031 Housing Element (Sites #41, #42, and #55). The proposed amendments would implement State housing

law and Housing Element Programs A 1.1.6 and A 1.1.7 by: (1) establishing a minimum residential density of 20 dwelling units per acre; (2) limiting allowable uses on these parcels to residential uses only (with mixed-use allowed if at least 50 percent of floor area is residential); and (3) consolidating previously adopted by-right approval provisions for qualifying lower-income housing developments into a new Chapter 16.216 (By-Right Housing Overlay District).

**Application Number:** PLN25-0222  
**Location:** Housing Element Sites Inventory – Sites #41 (APN 0052110140); #42 (APN 0051250230); and #55 (APN 0069032240)  
**Applicant:** City of Vallejo Planning and Development Services Department  
**Owners:** TRA Lending LLC (Site #41); Param Dhillon (Site #42); and Michael & Beverly Garton (Site #55)  
**General Plan Land Use Designation:** Primarily Multi-Family (R-MF)  
**Zoning District:** Residential High Density (RHD)  
**CEQA:** An Addendum to the General Plan 2040 FEIR was adopted by the City Council for the 2023–2031 Housing Element pursuant to the California Environmental Quality Act (CEQA). The current request is within the scope of that project. Accordingly, no further environmental review is required.

8. **WRITTEN COMMUNICATIONS**
9. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**
  - A. **SECRETARY'S REPORT**
  - B. **CITY ATTORNEY'S REPORT**
  - C. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**
  - D. **REPORT OF THE ADHOC SUBCOMMITTEES**
10. **ADJOURNMENT**

**ADDITIONAL CITY INFORMATION**

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- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail ([www.cityofvallejo.net/subscribe](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolan.com](http://alertsolan.com)

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Anthony Taylor, (Chair)  
Donald Douglass, (Vice-Chair)  
Eric Blind  
Wanda Madeiros  
Tara Beasley-Stansberry  
Phillip Balbuena  
Chris White,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 3:30 PM, December 12, 2025.

Dated: December 12, 2025

*Dalia Vidor*

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION  
REGULAR MEETING MINUTES  
COUNCIL CHAMBERS  
NOVEMBER 3, 2025**

**1. CALL TO ORDER**

The meeting was called to order at 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)**

Eric Blind was re-sworn in to the Planning Commission.

**4. SELECTION OF THE NEW CHAIR AND VICE CHAIR**

**A. Chair**

Chair Blind, second by Commissioner Madeiros, nominates Vice-Chair Taylor as new Chair.

**Vote:**

AYES: Blind, Madeiros, Beasley-Stansberry, Balbuena, White  
NOES: None  
ABSENT: Douglass  
ABSTAIN: Taylor

**B. Vice-Chair**

Chair Blind, Second by Commissioner Beasley-Stansberry, and carried unanimously to appoint Commissioner Douglas as the Vice-Chair.

**Commissioner Blind called for a Recess.**

**5. ROLL CALL**

**Present:** Chair Taylor, Vice-Chair Douglass, Commissioners Blind, Madeiros, Beasley-Stansberry, Balbuena, White

**Staff present:** Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, Planning Manager Orozco and Principal Planner Thacker

**6. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A. APPROVAL OF THE AGENDA**

**Action:** Commissioner Madeiros, second by Commissioner White, and carried unanimously approved the agenda.

**B. APPROVAL OF Minutes**

**Action:** Commissioner Blind, second by Commissioner Madeiros, and carried unanimously the October 20, 2025 – regular meeting minutes.

**7. REPORT OF THE CITY COUNCIL LIASION**

Council Member Matulac commented on the joint Planning Commission and City Council meeting coming to discuss the Housing Inclusionary Ordinance and Commercial Linkage fee and reminded the commission regarding the working plan process.

**8. COMMUNITY FORUM – None**

**9. PUBLIC HEARING**

**A.**

**PROJECT TITLE:** Rollingwood Drive Subdivision

**RECOMMENDATION:** Adopt a resolution making finding relating to an addendum to the certified Environmental Impact Report for the General Plan 2040 and approving a Vesting Tentative Map (TM23-0003), Development Review (DVR23-0042), Exception (EXC24-0001), Minor Use Permit (MUP23-0019), Landscape Review (LR23-0013) and Design Review (DR23-0019) for the development of 130 single-family residences at 201 Rollingwood Drive (APNS: 0072-170-050 & 0072-050-060)

Principal Planner Thacker presented the item.

Applicant provided a presentation and was available to answer questions.

Commissioners asked questions and staff responded.

Chair Taylor opened the public hearing.

Speakers: Isedra M., Ruben F. John C. Ron R.

Chair Taylor closed the public hearing.

Commissioners deliberated, made comments and asked questions.

**Action:** Moved by Commissioner Beasley-Stansberry, second by Commissioner

Madeiras, and carried unanimously to make finding relating to an addendum to the certified Environmental Impact Report for the General Plan 2040 and approving a Vesting Tentative Map (TM23-0003), Development Review (DVR23-0042), Exception (EXC24-0001), Minor Use Permit (MUP23-0019), Landscape Review (LR23-0013) and Design Review (DR23-0019) for the development of 130 single-family residences at 201 Rollingwood Drive (APNS: 0072-170-050 & 0072-050-060), with amendment to the conditions of approval asking the traffic engineer to asses traffic impacts and possibility installing a stop sign.

**10. WRITTEN COMMUNICATIONS**

Written communications received were regarding the action item that was provided to the commission.

**11. REGULAR REPORTS**

**A. SECRETARY’S REPORT**

Planning Manager Orozco provided reminded the commission of the upcoming joint meeting with City Council on November 24 in the Vallejo Room, provided the commission a certificate and gift bag from the Commissioners appreciation dinner, provided an update of the commission’s account balance and provided an update on items that will be coming before the commission.

Planning and Development Services Director Pollot provided an update on the release of Request for Proposals for the Downtown and Waterfront specific plans.

**B. CITY ATTORNEY’S REPORT - NONE**

**C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**

**D. REPORT OF THE SUBCOMMITTEES – None**

**12. ADJOURNMENT**

The meeting was adjourned at 9:21 p.m.

ATTEST:

\_\_\_\_\_  
Anthony Taylor, CHAIR

ATTEST:

\_\_\_\_\_  
Kristin Pollot, AICP  
SECRETARY



**STAFF REPORT – PLANNING  
CITY OF VALLEJO  
PLANNING COMMISSION**

**DATE:** December 15, 2025  
**TO:** Planning Commission  
**FROM:** Cesar Orozco - Planning Manager: Current Development  
**SUBJECT:** **CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A TENTATIVE MAP (TM23-0001), PLANNED DEVELOPMENT (PD24-0001), DEVELOPMENT REVIEW (DVR23-0017), DESIGN REVIEW (DR23-0006) AND LANDSCAPE REVIEW (LR23-0002) FOR THE DEVELOPMENT OF 51 SINGLE-FAMILY RESIDENCES (“VISTA COVE SUBDIVISION”) AT SHADY LANE AND WILDFLOWER AVENUE (APNS: 0079-171-170 & 0079-120-100) TO JANUARY 21, 2026 AT 7:00 P.M.**

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**PROJECT INFORMATION**

**Project Name:** Vista Cove Subdivision  
**Project Summary:** The proposed project includes a Tentative Map, Planned Development rezoning, Development Review, Design Review, and Landscape Review to allow the subdivision of two vacant parcels totaling approximately 20.13 acres into 57 parcels for the development of 51 detached single-family residences, and including four parcels dedicated to open space and bioretention areas, one parcel for a new private roadway network, and one parcel for a new sewer pump station. The new single-family homes would range in size from 2,494 to 2,674 square feet, each featuring an attached two-car garage and driveway parking. The development also includes construction of a new private street, sidewalks, curbs and gutters, private alleys, street lighting, landscaping, and other related site improvements to support the proposed development.

**Project Number(s):** Tentative Map (TM23-0001)  
Planned Development (PD24-0001)  
Development Review (DVR23-0017)  
Design Review (DR23-0006)  
Landscape Review (LR23-0002)

**Location:** Vacant Site off Shady Lane and Wildflower Avenue  
APN:0079-171-170 & 0079-120-100

**Applicant:** Sancerra Vista Cove, LLC  
**Owner(s):** Litton Chen, Tammy Dong, Terrence F. Wei, Thomas Chen, Tiffancy Chen Herrero, Timothy Wei, Tina T. Dong, Troy Chuang, Tyler C. Chung

**General Plan Land Use Designation:** Primarily Single-Family and Mix of Housing Types/Medium Density  
**Zoning District:** Residential Low Density and Residential Medium Density  
**CEQA:** Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 (“Subsequent EIRs and Negative Declarations”), a Subsequent Mitigated Negative Declaration (MND) to the previously certified Environmental Impact Report (EIR) related to the General Plan 2040 EIR (State Clearinghouse [SCH] #2014112035) has been prepared.

Date: December 15, 2025

**Subject: CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A TENTATIVE MAP (TM23-0001), PLANNED DEVELOPMENT (PD24-0001), DEVELOPMENT REVIEW (DVR23-0017), DESIGN REVIEW (DR23-0006) AND LANDSCAPE REVIEW (LR23-0002) FOR THE DEVELOPMENT OF 51 SINGLE-FAMILY RESIDENCES (“VISTA COVE SUBDIVISION”) AT SHADY LANE AND WILDFLOWER AVENUE (APNS: 0079-171-170 & 0079-120-100) TO JANUARY 21, 2026 AT 7:00 P.M.**

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**RECOMMENDATION**

Continue the public hearing to consider a Resolution recommending the City Council approve a Tentative Map (TM23-0001), Planned Development (PD24-0001), Development Review (DVR23-0017), Design Review (DR23-0006) and Landscape Review (LR23-0002) for the development of 51 single-family residences (“Vista Cove Subdivision”) at Shady Lane and Wildflower Avenue (APNs: 0079-171-170 & 0079-120-100) to January 21, 2026 at 7:00 p.m.

**ATTACHMENTS**

None

**CONTACT**

Cesar Orozco  
Planning Manager: Current Development  
707.648.5436  
cesar.orozco@cityofvallejo.net



**STAFF REPORT – PLANNING  
CITY OF VALLEJO  
PLANNING COMMISSION**

**DATE:** December 15, 2025  
**TO:** Planning Commission  
**FROM:** Hector Rojas, Long-Range Planning Manager  
**SUBJECT:** **HOLD A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAMS A1.1.6 AND A1.1.7**

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**PROJECT INFORMATION**

**Project Summary:**

The Project consists of amendments to Title 16 (Zoning) of the Vallejo Municipal Code and the Official Zoning Map to establish a By-Right Housing Overlay District (BRH Overlay) applicable to three Housing Element inventory sites identified in the 2023–2031 Housing Element (Sites #41, #42, and #55). The proposed amendments would implement State housing law and Housing Element Programs A 1.1.6 and A 1.1.7 by: (1) establishing a minimum residential density of 20 dwelling units per acre; (2) limiting allowable uses on these parcels to residential uses only (with mixed-use allowed if at least 50 percent of floor area is residential); and (3) consolidating previously adopted by-right approval provisions for qualifying lower-income housing developments into a new Chapter 16.216 (By-Right Housing Overlay District).

**Application Number:**

PLN25-0222

**Location:**

Housing Element Sites Inventory – Sites #41 (APN 0052110140); #42 (APN 0051250230); and #55 (APN 0069032240)

**Applicant:**

City of Vallejo Planning and Development Services Department

**Owners:**

TRA Lending LLC (Site #41); Param Dhillon (Site #42); and Michael & Beverly Garton (Site #55)

**General Plan Land Use Designation:**

Primarily Multi-Family (R-MF)

**Zoning District:**

Residential High Density (RHD)

**CEQA:**

An Addendum to the General Plan 2040 FEIR was adopted by the City Council for the 2023–2031 Housing Element pursuant to the California Environmental Quality Act (CEQA). The current request is within the scope of that project. Accordingly, no further environmental review is required.

**RECOMMENDATION**

Hold a public hearing to consider adopting a Resolution recommending the City Council adopt an ordinance amending the Vallejo Municipal Code by adding a new Chapter 16.216 to Title 16 (Zoning) and amending the Zoning Map to establish a by-right housing overlay district for Housing Element Inventory Sites: #41 (APN:

**Subject: HOLD A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAMS A1.1.6 AND A1.1.7**

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0052110140); #42 (APN: 0051250230); and #55 (APN: 0069032240) to implement Housing Element programs A1.1.6 and A1.1.7.

**ATTACHMENTS**

1.	Staff Report Continuation
2.	Recommended Resolution for Overlay District
3.	Exhibit A to Recommended Resolution
4.	Addendum for Vallejo Housing Element 2023-2031

**CONTACT**

Hector Rojas, Long-Range Planning Manager, (707) 553-7283  
[Hector.Rojas@cityofvallejo.net](mailto:Hector.Rojas@cityofvallejo.net)

**Subject: RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAM A 1.1.6**

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**BACKGROUND AND DISCUSSION**

On December 30, 2024, the City Council adopted the 2023–2031 Housing Element Update and the Addendum to the General Plan 2040 Final Environmental Impact Report (FEIR). Adoption of the Housing Element committed the City to a series of follow-up zoning and land use actions necessary to ensure that Vallejo can accommodate its Regional Housing Needs Allocation (RHNA) and remain in full compliance with State Housing Element Law.

The adopted Housing Element includes two closely related programs – Program A 1.1.6 (Rezoning and Redesignations to Maintain Surplus Capacity for Lower-Income Units) and Program A 1.1.7 (Sites Included in Previous Housing Elements). Together, these programs require the City to amend its zoning code and zoning map to ensure that certain parcels in the Housing Element Sites Inventory can realistically accommodate lower-income housing as required by Government Code Section 65583.2, subdivisions (h) and (i). These provisions apply when a jurisdiction: 1) relies on parcels that must be rezoned to meet its lower-income RHNA obligation, or 2) re-uses “non-vacant” or “previous-cycle” sites that did not develop in the prior Housing Element cycle. Because Sites #41 (APN 0052110140), #42 (APN 0051250230), and #55 (APN 0069032240) are either required upzoning sites or repeat sites carried forward from the prior Housing Element cycle, they are subject to these statutory requirements. Figures 1 through 3 depict the locations of these sites.

Figure 1 – Location of Site #41



**Subject: RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAM A 1.1.6**

Figure 2 – Location of Site #42



Figure 3 – Location of Site #55



**Subject: RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAM A 1.1.6**

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Government Code Section 65583.2, subdivisions (h) and (i) and Housing Element Programs A 1.1.6 and A 1.1.7 require that zoning for these parcels must:

- Provide a ministerial, by-right approval process for qualifying housing developments in which at least 20 percent of the units are affordable to lower-income households;
- Limit allowable uses to residential uses only (or predominantly residential mixed-use) to ensure the sites remain available for housing; and
- Establish a minimum residential density of 20 dwelling units per acre, to demonstrate realistic development capacity for lower-income housing.

To begin implementing these requirements, the City Council adopted Ordinance No. 1877 N.C.(2d) on January 7, 2025. That ordinance increased the maximum allowable density for Sites #41, #42, and #55 from 25 to 40 dwelling units per acre and established the by-right approval process required for these parcels.

Project Description

The proposed zoning text and map amendments would complete implementation of Housing Element Programs A 1.1.6 by incorporating the remaining program requirements related to minimum housing densities, as described above. The actual language for the zoning text amendments proposed is included in the attached resolution. The project also includes reorganizing Programs A. 1.1.6 and A.1.1.7 into a new chapter (Chapter 16.216 – By-Right Housing Overlay District) to Title 16 (Zoning) of the Municipal Code.

**CODE COMPLIANCE**

VMC Chapter 16.611.02(D) requires that any proposed zoning and zoning map amendments be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to consideration by the City Council. To recommend adoption of zoning text amendments, the Planning Commission must make the following findings pursuant to VMC Section 16.611.03(A):

1. The ordinance amendment is consistent in principle with the general plan and any applicable specific plan; and
2. The ordinance amendment is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

To recommend adoption of zoning map amendments, the Planning Commission must make the following findings pursuant to VMC Section 16.611.03(B):

1. The change in district boundaries is consistent in principle with the general plan;

**Subject: RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAM A 1.1.6**

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2. The change in district boundaries is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare; and
  3. The change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given district.

Staff Analysis

The proposed amendments are consistent with the General Plan because they implement Housing Element Program A 1.1.6, which directs the City to amend the Zoning Code for designated parcels in the Housing Element Sites Inventory to support housing development at appropriate densities and comply with Government Code Section 65583.2, subdivisions (h) and (i). The proposed minimum density requirement and residential-only use limitation ensure that Sites #41, #42, and #55 retain realistic capacity for lower-income housing consistent with the adopted Housing Element. Of the affected parcels, only Site #42 is located within a specific plan area (the White Slough Specific Plan), and the proposed amendments are consistent with that plan's land use designations and development standards.

The amendments also support the purposes of the Zoning Code. By establishing minimum residential densities and limiting allowable uses to residential or predominantly residential mixed-use, the amendments help accommodate the City's RHNA and maintain compliance with State housing law. These actions promote orderly growth and long-term housing stability by facilitating higher-density infill development in appropriate locations, supporting a range of housing opportunities, reducing vehicle miles traveled, and promoting equitable access to housing throughout the community.

**NOTICE AND COMMENTS**

In accordance with VMC Section 16.602.08(A), the notice of public hearing for this item was published in the Times-Herald on November 23, 2025, and mailed to all active neighborhood groups and property owners within 500 feet of Housing Inventory Sites #41, #42, and #55, and to the property owners of the aforementioned sites, and was electronically mailed to the members of the Planning Commission. As of the date of preparation of this staff report, staff has been contacted by the owners of Sites #42 and #55. Those property owners have expressed concerns regarding the proposed amendments, noting that they would further restrict development options on their properties. Both owners have indicated that they plan to attend the Planning Commission hearing to further outline their concerns.

**ENVIRONMENTAL REVIEW**

The Project is within the scope of the analysis in the General Plan 2040 FEIR and the Addendum to the General Plan 2040 FEIR for the 2023–2031 Housing Element Update. Pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent or supplemental EIR is required because the Project does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects, nor is there new information of substantial importance that would change the

**Subject: RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAM A 1.1.6**

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prior environmental analysis. The Project results in no physical changes and consists of Zoning Code text and Zoning Map amendments necessary to fully implement Housing Element Program A 1.1.6. The affected parcels are already zoned for a maximum density of 40 dwelling units per acre, and the Ordinance does not increase that maximum but instead establishes a minimum density of 20 dwelling units per acre and limits allowed uses to residential only. Therefore, the Project is within the scope of the certified FEIR and Addendum, and no further CEQA analysis is required.

**CONCLUSION**

The proposed zoning amendments would complete the implementation of Housing Element Programs A 1.1.6 and ensure that the City maintains compliance with State Housing Element Law. The By-Right Housing Overlay District will preserve lower-income housing capacity on key Housing Element sites, support the development of affordable housing, and uphold the City's certified 2023–2031 Housing Element.

Staff recommends that the Planning Commission adopt the attached Resolution recommending that the City Council approve the proposed amendments.

**APPEAL PROCEDURE**

This agenda item is a request for the Planning Commission's recommendation to the City Council and is not subject to appeal procedures, as it is advisory in nature and does not constitute a final decision on the Project.

**LEVINE ACT:**

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$500 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

**CONTACT**

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[Hector.Rojas@cityofvallejo.net](mailto:Hector.Rojas@cityofvallejo.net)

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 25-XX**

**RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN: 0052110140); #42 (APN: 0051250230); AND #55 (APN: 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAM A 1.1.6**

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WHEREAS, on August 29, 2017, the City Council certified the Final Environmental Impact Report (FEIR) for the General Plan 2040 and adopted the General Plan 2040; and

WHEREAS, on June 7, 2021, the City Council adopted a Revised Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the comprehensive update of Title 16 (Zoning) of the Vallejo Municipal Code (VMC) to implement the General Plan 2040; and

WHEREAS, on June 22, 2021, the City Council approved the new Zoning Code and repealed the former code in its entirety; and

WHEREAS, on December 30, 2024, the City Council adopted the Addendum to the General Plan 2040 FEIR for the 2023-2031 Housing Element and adopted the 2023–2031 Housing Element; and

WHEREAS, the 2023–2031 Housing Element includes Program A 1.1.6 (Rezoning and Redesignations to Maintain Surplus Capacity for Lower-Income Units) and Program A 1.1.7 (Sites Included in Previous Housing Elements), which together require the City to amend its Zoning Code and Zoning Map to ensure that designated sites in the Housing Element inventory can realistically accommodate the City’s lower-income housing need in compliance with Government Code Section 65583.2, subdivisions (h) and (i); and

WHEREAS, Program A 1.1.6 requires that such sites: (a) allow residential use by right for housing developments in which at least twenty percent (20%) of the units are affordable to lower-income households; (b) permit only residential or predominantly residential mixed uses on those sites to preserve them primarily for housing development; and (c) provide a minimum residential density of twenty (20) dwelling units per acre to ensure realistic capacity for lower-income housing; and

WHEREAS, Program A 1.1.7 requires that by-right provisions for qualifying sites carried forward from prior Housing Element cycles be maintained and codified to ensure ongoing compliance with Government Code Section 65583.2, subdivision (i), which provides that qualifying housing developments are to be processed ministerially, subject only to objective design review standards, and are exempt from the California Environmental Quality Act (CEQA) as ministerial approvals; and

WHEREAS, on January 7, 2025, the City Council adopted Ordinance No. 1877 N.C.(2d), amending Section 16.301.01 (Land Use Regulations) of the VMC and the Zoning Map to implement portions of Housing Element Program A 1.1.6 and A 1.1.7 by: (a) increasing the maximum allowable density for Housing Inventory Sites #41 (APN 0052110140), #42 (APN 0051250230), and #55 (APN 0069032240) to forty (40) dwelling units per acre; and (b) establishing by-right approval for multifamily residential developments on those sites where at least twenty percent (20%) of the units are affordable to lower-income households, with review limited to objective design standards consistent with Government Code Section 65583.2, subdivision (i); and

WHEREAS, the proposed amendments to the Zoning Code and Zoning Map (the “Project”) implement the remaining requirements of Housing Element Program A 1.1.6 by establishing a minimum residential density of twenty (20) dwelling units per acre and providing that residential or predominantly residential mixed uses are permitted on the identified Housing Element sites, consistent with Government Code Section 65583.2, subdivisions (h) and (i); and

WHEREAS, to improve clarity, organization, and ease of administration, the previously adopted by-right housing provisions established under Ordinance No. 1877 N.C.(2d) are proposed to be relocated and reorganized into a new Chapter 16.216 (By-Right Housing Overlay District) of the Zoning Code, along with the current amendments establishing the minimum residential density and residential-only use requirements, so that all provisions implementing Housing Element Programs A 1.1.6 and A 1.1.7 are consolidated in one chapter; and

WHEREAS, the Project is subject to the requirements of CEQA (Public Resources Code Sections 21000-21178), and the CEQA Guidelines (California Code of Regulations Title 14, Chapter 3); and

WHEREAS, the Addendum fully describes Program A 1.1.6 on page 43:

“Redesignate and rezone Housing Inventory Sites #41 (APN 0052110140), #42 (APN 0051250230), and #55 (APN 0069032240) to ensure the City maintains a surplus capacity of at least 132 lower income housing units as shown on Table 6 of the Housing Element. The zoning district applied to these sites will be RHD (and the General Plan land use designation applied will be R-MF) with a maximum of 40 dwelling units per acre, with a minimum density of 20 dwelling units per acre. With the proposed allowed density, each site will permit at least 16 units on the site. All of these sites shall be designated for residential use only. Implementation will include meeting all the requirements per Government Code section 65583.2, subdivisions (h) and (i). Development standards will be established or modified as needed, to facilitate development to achieve maximum density.”

and finds that while the Program would increase residential intensity on a limited set of properties, the physical impacts would be consistent with the analysis of the General Plan in the EIR (see page 60); and

WHEREAS, in accordance with the VMC Chapter 16.611, any proposed amendments to the Zoning Code and Zoning Map must first be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to being considered for adoption by the City Council; and

WHEREAS, in accordance with VMC Section 16.602.08, notice of the public hearing was published in the Times-Herald on or before November 23, 2025, mailed to all active neighborhood groups and to all property owners within 500 feet of Housing Inventory Sites #41, #42, and #55, including the owners of the subject sites; posted at the subject sites; and was electronically mailed to the members of the Planning Commission; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding the Project on December 15, 2025, at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines, and resolves as follows:

**Section 1. Recitals.**

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

**Section 2. Record.**

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the Project; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element and this Project; (5) the Vallejo Municipal Code and its related environmental documents; (6) all documentary and oral evidence received at public meetings, hearings, or submitted to the City relating to the Project; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

**Section 3. California Environmental Quality Act Findings.**

Based on the Record as described above, and all matters deemed material and relevant prior to adopting this resolution, the Planning Commission hereby finds and determines that the Project is within the scope of the analysis in the General Plan 2040 FEIR and the Addendum to the General Plan 2040 FEIR for the 2023–2031 Housing Element Update. Pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent or supplemental EIR is required because the Project does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects, nor is there new information of substantial importance that would change the prior environmental analysis. The Project results in no physical changes and consists of Zoning Code text and Zoning Map amendments necessary to fully implement Housing Element Program A 1.1.6. The affected parcels are already zoned for a maximum density of 40 dwelling units per acre, and the Ordinance does not increase that maximum but instead establishes a minimum density of 20 dwelling units per acre and limits allowed uses to residential only. Therefore, the Project is within the scope of the certified FEIR and Addendum, and no further CEQA analysis is required.

#### **Section 4. Zoning Text Amendment Findings.**

**1. The zoning text amendments are consistent in principle with the general plan and any applicable specific plan.**

*Facts in support: The Project is consistent with the General Plan because it implements Housing Element Program A 1.1.6, which requires the City to amend the Zoning Code for certain parcels in the Housing Element sites inventory to support housing development at appropriate densities and to comply with Government Code Section 65583.2, subdivisions (h) and (i). Specifically, the Project establishes a minimum residential density and limits allowable uses on the affected sites to residential or predominantly residential mixed-use development, ensuring that these parcels remain available for housing consistent with State law. Predominantly residential mixed-use projects are permitted where the residential component comprises at least 50 percent of the total floor area, thereby preserving the sites' primary residential function as required by Housing Element Program A 1.1.6.*

*Of the parcels affected by the Project, only Housing Element Site #42 (Assessor Parcel Number 0051250230) is located within an adopted specific plan area, the White Slough Specific Area Plan (WSSAP). The WSSAP establishes a long-range planning framework focused primarily on environmental protection, flood control, infrastructure improvements, and coordinated land use planning within the White Slough area, while anticipating that specific land use regulations would be implemented through the City's General Plan and Zoning Code. As part of the City's comprehensive Zoning Code update adopted in 2021, the WSSAP was amended through Ordinance No. 1854 N.C. (2d) to rely on the base zoning regulations in VMC Title 16 for all new development within the plan area.*

*The base zoning designation for Site #42 is Residential High Density (RHD), which permits residential development at densities of up to 40 dwelling units per acre. The Project's establishment of a minimum residential density of 20 dwelling units per acre and limitation of uses to residential or predominantly residential mixed-use ensures that development on the site will occur within a density range of 20 to 40 dwelling units per acre, consistent with the intent of the RHD zone and the WSSAP's objectives of concentrating development in appropriate areas while avoiding encroachment into environmentally sensitive lands. By preserving the site primarily for housing and implementing development standards through the City's zoning framework, the Project supports the WSSAP's land use, infrastructure, and environmental protection policies. Therefore, the Project is consistent with the WSSAP as amended.*

**2. The zoning text amendments are consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.**

*Facts in support: The Project is consistent with the purposes of the Zoning Code because it promotes orderly growth and protects the public health, safety, and general welfare by ensuring that adequate land is available and appropriately regulated to accommodate the City's housing needs. By establishing clear, objective standards for minimum residential*

*density and limiting allowable uses to residential or predominantly residential mixed-use on designated Housing Element sites, the Project provides regulatory certainty and predictability for both the City and prospective housing developers, thereby facilitating orderly infill development in locations identified by the Housing Element.*

*The Project also advances the public welfare by supporting the City's ability to meet its Regional Housing Needs Allocation (RHNA) and maintain compliance with State housing law, which is intended to address the statewide housing shortage. Facilitating higher-density residential development on infill sites promotes efficient use of existing urban land and infrastructure, reduces development pressure on outlying areas, and supports more compact development patterns that can reduce vehicle miles traveled and associated environmental impacts. By preserving the affected sites primarily for housing and ensuring they develop at densities sufficient to support lower-income housing, the Project further promotes housing availability, stability, and equity, consistent with the purposes of the Zoning Code.*

## **Section 5. Zoning Map Amendment Findings.**

### **1. The change in district boundaries is consistent in principle with the general plan.**

*Facts in support: The Project is consistent with the General Plan because it implements the Housing Element, which is an integral component of the City's General Plan. The Housing Element identifies Sites #41, #42, and #55 as part of the City's inventory of sites relied upon to accommodate lower-income housing and directs the City to apply zoning controls that ensure these sites can realistically develop with housing at appropriate densities, consistent with Government Code Section 65583.2, subdivisions (h) and (i).*

*Applying the By-Right Housing Overlay District to the affected parcels aligns the Zoning Map with the General Plan land use designations applicable to the sites, which designate the parcels for high density residential development. The overlay does not alter the underlying zoning districts or increase the maximum allowable residential density; rather, it reinforces the General Plan's housing policies by ensuring that the identified sites are preserved primarily for residential use and developed at densities sufficient to meet the City's housing objectives. Therefore, the Project effectuates, rather than conflicts with, the General Plan's land use and housing policies and is consistent with the General Plan in principle.*

### **2. The change in district boundaries is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.**

*Facts in support: The Project is consistent with the purposes of the Zoning Code because it promotes orderly growth and protects the public health, safety, and general welfare by applying the By-Right Housing Overlay District only to specific parcels identified through the City's adopted Housing Element as appropriate and necessary to accommodate housing. The targeted application of the overlay ensures that land use regulations are applied in a deliberate and coordinated manner, rather than through piecemeal or ad hoc zoning changes, thereby supporting orderly land use planning and implementation.*

*By preserving the affected parcels primarily for residential use and ensuring they are regulated to support housing development at appropriate densities, the Project advances the public welfare by facilitating the production of housing in locations planned for urban development and served by existing infrastructure. Concentrating housing capacity on identified infill sites supports efficient land use patterns, reduces pressure to convert undeveloped or peripheral lands, and promotes development that can reduce vehicle miles traveled and associated environmental impacts. In doing so, the Project furthers the Zoning Code's purposes of orderly growth and the protection of the health, safety, and general welfare of the community.*

**3. The change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district.**

*Facts in support: The Project is necessary to achieve the balance of land uses desired by the City because the application of the By-Right Housing Overlay District ensures that Sites #41, #42, and #55 function as intended within the City's overall land use framework by remaining available for residential development. The General Plan and Housing Element identify these parcels as key sites for accommodating higher-density housing, including housing affordable to lower-income households, and the overlay is necessary to prevent competing land uses that could otherwise undermine the City's long-term housing objectives.*

*The Project also increases and preserves the City's inventory of land suitable for housing within the applicable zoning districts by formally designating these parcels for development at densities sufficient to demonstrate realistic housing capacity. By applying the overlay, the City ensures that these sites contribute to the inventory of land capable of accommodating the City's lower-income Regional Housing Needs Allocation, consistent with the Housing Element and Government Code Section 65583.2. In the absence of the overlay, these sites could be subject to non-residential development patterns that would reduce available housing capacity and disrupt the intended balance of land uses. Therefore, the Project is necessary to achieve the City's desired land use balance and to maintain an adequate inventory of land for residential development, consistent with the General Plan.*

**Section 6. Zoning Text Amendments to Section 16.301.01 (Land Use Regulations).**

The Planning Commission hereby recommends to the City Council that VMC Section 16.301.01 be amended as follows (with deletions shown in ~~strikethrough~~ and additions shown in underline):

**"16.301.01 Land use regulations.**

Table 16.301-A: Land Use Regulations prescribes the land use regulations for all the zoning districts.

In cases where a specific land use or activity is not defined, the director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses

below are prohibited. Chapter numbers in the right-hand column refer to regulations in other parts of the Zoning Code.

A. WMX Exceptions. Land uses in the WMX district must comply with Table 3 of the Waterfront and Vallejo Station Planned Development Master Plan (PDMP). Waterfront planned development master plan supersedes these regulations in the event of a conflict unless preempted by state requirements.

~~B. By-Right Multifamily Residential on Certain 6th Cycle Housing Element Inventory Sites. To implement Housing Element Programs A 1.1.6 and A 1.1.7, on Housing Inventory Sites #41 (APN 0052110140), #42 (APN 0051250230), and #55 (APN 0069032240), multifamily residential uses shall be permitted by right (without discretionary action) for housing developments with at least 20 percent of units as affordable to lower-income households. These projects shall be exempt from CEQA and processed by right under Government Code Section 65583.2(i), requiring only design review based on objective standards.~~

BC. Applicability of All Other Standards: In addition to the standards identified for the uses in this part, each building or site shall still be subject to all other standards of this code including, but not limited to Part II (16.200), District and Development Types and Part V (16.500), Site Development Standards.”

**Section 7. Zoning Text Amendments to Title 16 (Zoning).**

The Planning Commission hereby recommends to the City Council that a new Chapter 16.216 (By-Right Housing Overlay District) be added to VMC Title 16 (Zoning) to read in its entirety as follows:

“Chapter 16.216 – By-Right Housing Overlay District

16.216.01 – Purpose and applicability.

A. The purpose of the By-Right Housing Overlay District (“BRH Overlay District”) is to implement Housing Element Programs A 1.1.6 and A 1.1.7 by establishing zoning consistent with Government Code Section 65583.2, subdivisions (h) and (i), for sites identified in the 2023–2031 Housing Element to accommodate a portion of the City’s lower-income regional housing need.

B. The BRH Overlay District shall apply only to parcels listed in Table 16.216.01-A and shown on the Zoning Map. Where provisions of this chapter conflict with the underlying zoning, this chapter shall control.

*Table 16.216.01-A – Parcels Subject to BRH Overlay*

Housing Element Inventory Site No.	Assessor Parcel No.	Site Address
41	0052110140	Broadway St./Iffland Wy.
42	0051250230	1295 Enterprise St.
55	0069032240	Kathy Ellen Dr.

16.216.02 – Permitted Uses

A. Only residential uses shall be allowed on parcels within the BRH Overlay District. Mixed-use projects may also be allowed where the residential use occupies at least 50 percent of the total floor area of the mixed-use project.

B. A housing development in which at least 20 percent of the units are affordable to lower-income households, as defined in Government Code Section 65583.2, shall be permitted by right. Such projects shall not require a conditional use permit, planned development permit, or other discretionary review and shall be processed ministerially.

C. Residential projects that do not meet the affordability requirement may be permitted subject to the procedures of the underlying zoning district.

#### 16.216.03 – Development Standards

A. Minimum Density. Development within the BRH Overlay shall provide a minimum of 20 dwelling units per acre, as required by Government Code Section 65583.2(h).

B. Maximum Density. The maximum residential density shall be the same as the underlying zoning district.

C. Other Standards. All other development standards of the underlying zoning district apply unless they conflict with this chapter.

#### 16.216.04 – Ministerial Review

Projects qualifying under Section 16.216.02(B) shall be reviewed ministerially for compliance with objective design and development standards. Ministerial approvals under this section shall not be considered “projects” for purposes of the California Environmental Quality Act (CEQA), pursuant to Government Code Section 65583.2(i) and Public Resources Code Section 21080(b)(1).”

### **Section 8. Zoning Map Amendments.**

The Planning Commission hereby recommends to the City Council that the Zoning Map of the City of Vallejo be amended to add the By-Right Housing (BRH) Overlay District designation on the three parcels listed in Table 16.216.01-A in Section 7 above and depicted in Exhibit A, attached hereto, and incorporated by reference.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 15th day of December 2025 by the following vote, to-wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

ANTHONY TAYLOR, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

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KRISTIN POLLOT, AICP – SECRETARY  
City of Vallejo Planning Commission

Exhibits:

A. By-Right Housing (BRH) Overlay District Sites

DRAFT

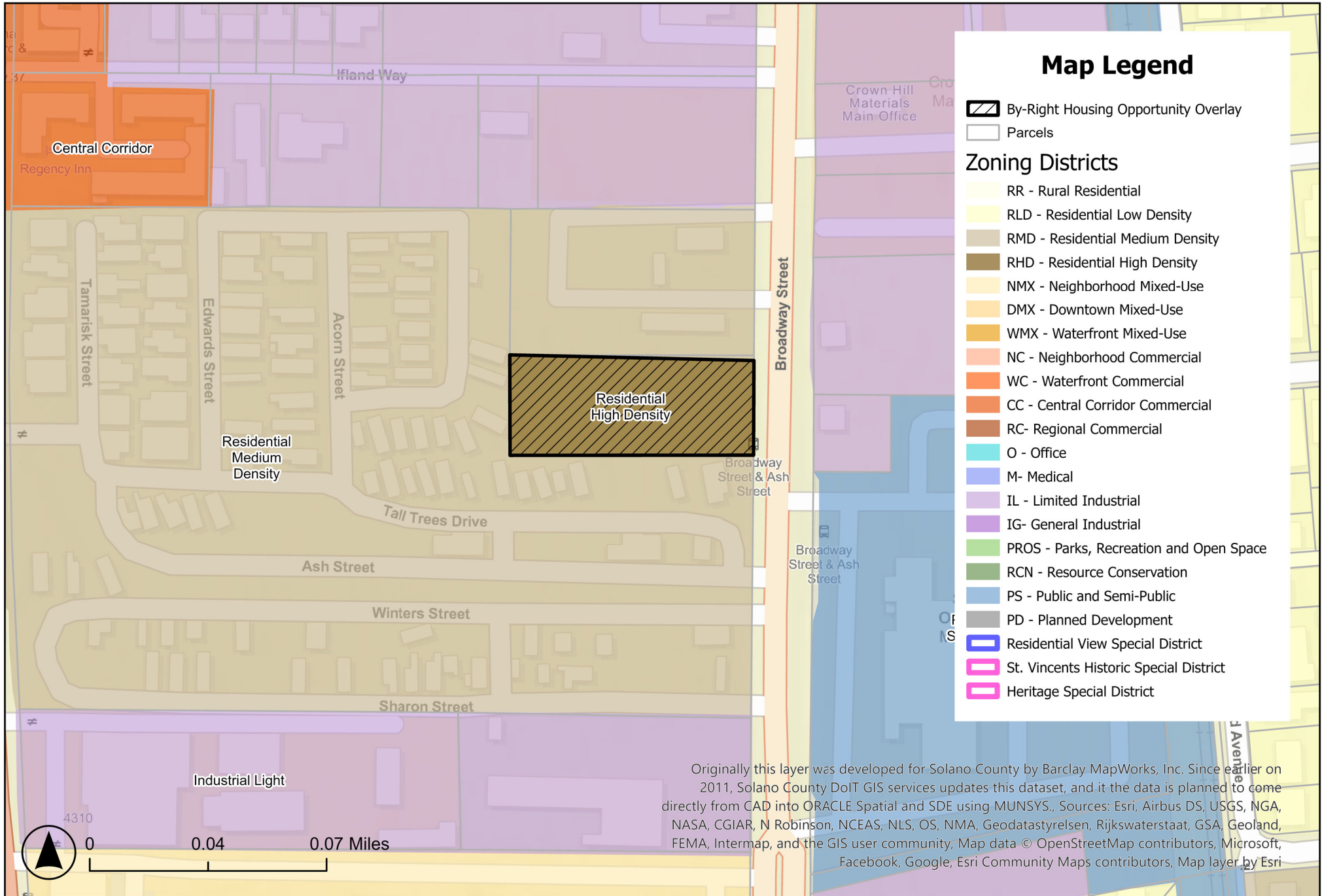
**Exhibit A to Planning Commission Resolution 25-XX**  
By-Right Housing (BRH) Overlay District Sites



# Housing Element Inventory Site #41

(APN 0052110140)

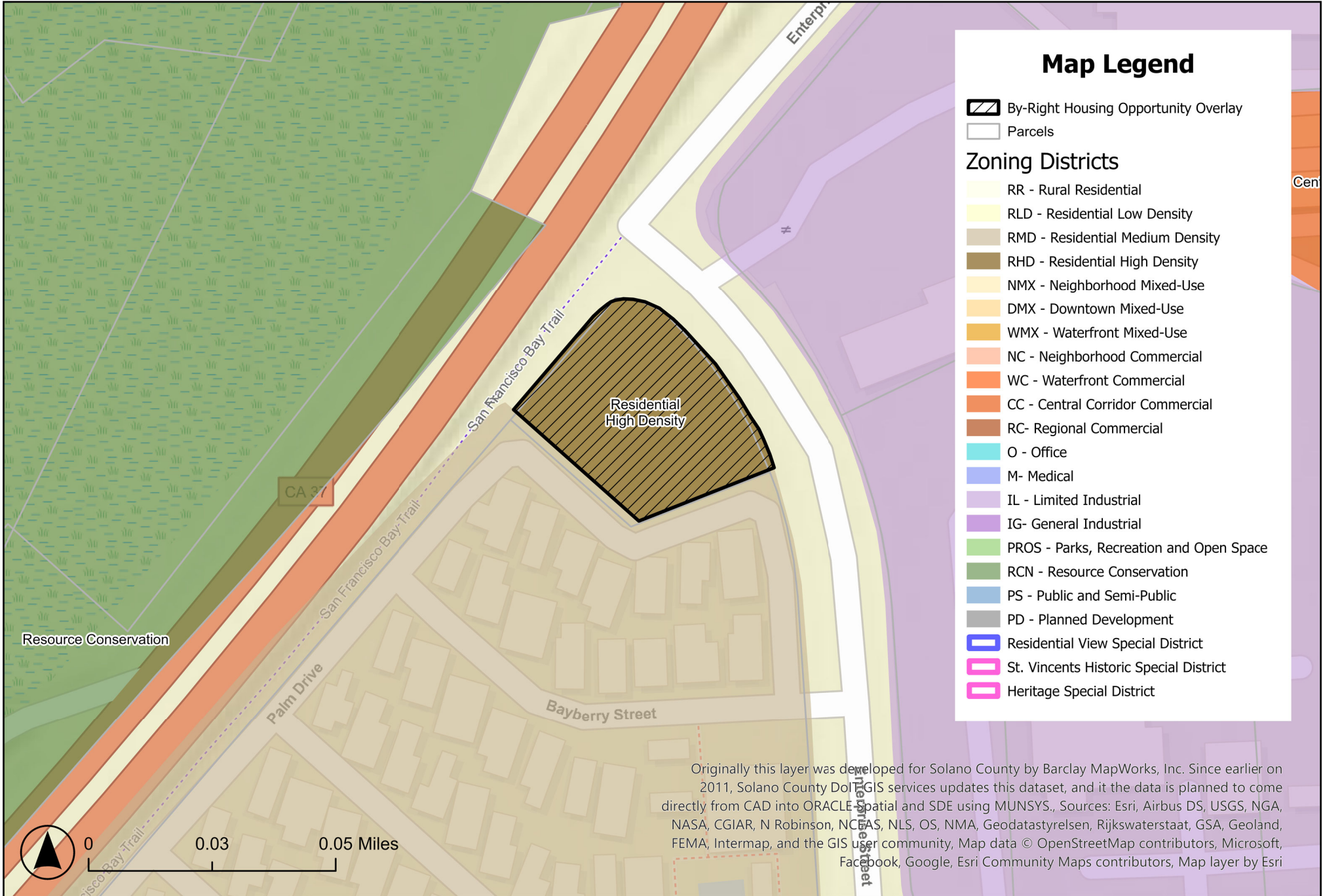
City of Vallejo Planning Division, October 2025





# Housing Element Inventory Site #42 (APN 0051250230)

City of Vallejo Planning Division, October 2025



### Map Legend

- By-Right Housing Opportunity Overlay
- Parcels

#### Zoning Districts

- RR - Rural Residential
- RLD - Residential Low Density
- RMD - Residential Medium Density
- RHD - Residential High Density
- NMX - Neighborhood Mixed-Use
- DMX - Downtown Mixed-Use
- WMX - Waterfront Mixed-Use
- NC - Neighborhood Commercial
- WC - Waterfront Commercial
- CC - Central Corridor Commercial
- RC - Regional Commercial
- O - Office
- M - Medical
- IL - Limited Industrial
- IG - General Industrial
- PROS - Parks, Recreation and Open Space
- RCN - Resource Conservation
- PS - Public and Semi-Public
- PD - Planned Development
- Residential View Special District
- St. Vincents Historic Special District
- Heritage Special District

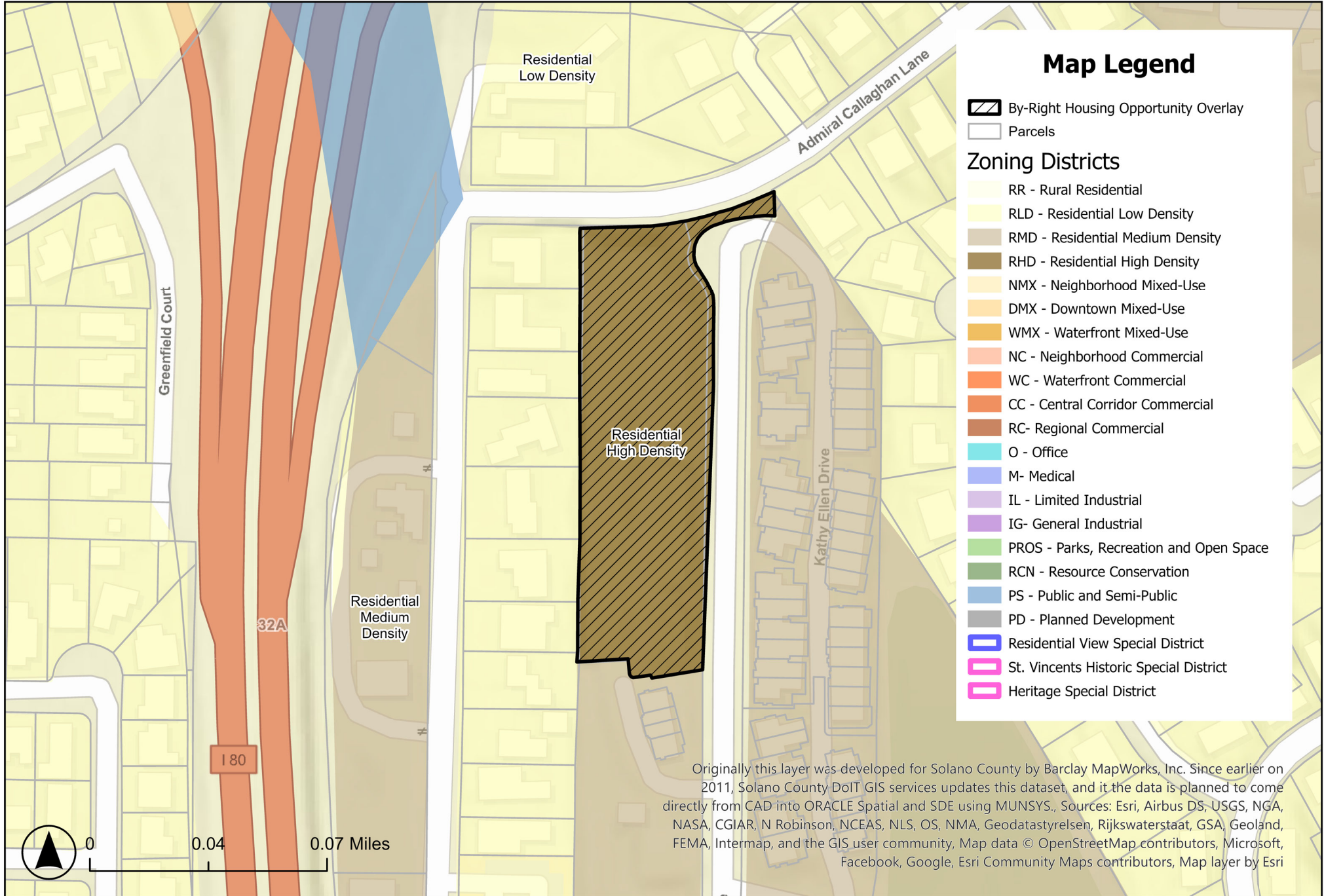
Originally this layer was developed for Solano County by Barclay MapWorks, Inc. Since earlier on 2011, Solano County DOT GIS services updates this dataset, and it the data is planned to come directly from CAD into ORACLE Spatial and SDE using MUNSYS., Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



# Housing Element Inventory Site #55

(APN 0069032240)

City of Vallejo Planning Division, October 2025



# ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2014112035  
FOR THE

# 2023–2031 HOUSING ELEMENT UPDATE

City of Vallejo

December 6, 2024

*Prepared for:*

**City of Vallejo**  
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A copy of this Addendum and all supporting documentation may be reviewed or obtained at the City of Vallejo Planning and Development Services Department, 555 Santa Clara Street, Vallejo, California 94590.



# 1. Addendum to the Certified General Plan EIR

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## 1.1 BACKGROUND

The proposed 2023–2031 Housing Element (proposed project) would replace the existing 2015–2023 Housing Element, adopted by the City Council in 2015 (Vallejo 2015a). The Housing Element serves as the City of Vallejo’s (City’s) guiding policy document to meet future projected housing needs for all the City’s economic levels, as expressed by the State-assigned regional housing needs assessment (RHNA). The Housing Element is one of the mandatory elements of the City’s General Plan, which was adopted by City Council in 2017 (Vallejo 2017). This document serves as the environmental documentation for the adoption of the City’s proposed Housing Element. This addendum is to the City of Vallejo’s Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan Environmental Impact Report (General Plan EIR) (State Clearinghouse Number 2014112035) which provides additional analysis and updates related to the proposed project.

The General Plan is the foundational development policy document for the City of Vallejo. It defines the framework by which the physical, economic, and human resources of Vallejo are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, prospective investors, and business interests. The General Plan informs citizens of the goals, objectives, policies, and standards for the development of Vallejo and the responsibilities of all sectors in meeting these. As a policy document, the Housing Element does not result in physical changes to the environment but encourages the development of housing at all income levels consistent with the residential designations shown in the General Plan. However, the programs in the proposed Housing Element would lead to redesignation and rezoning that differ from those analyzed in the General Plan EIR.

The proposed Housing Element includes rezoning and redesignation efforts to address Vallejo's regional housing needs. Specifically, three sites have been identified for a change in land use and zoning to expand the City’s capacity to meet its RHNA for very low- and low-income housing. Currently designated for medium-density residential development, these sites would be re-designated to a Primarily Multi-Family (R-MF) designation and rezoned to a Residential High Density (RHD) district.

### 1.1.1 Meeting Vallejo’s Regional Housing Needs Assessment

State law requires that the Housing Element identify adequate sites for housing by including an inventory of land suitable for residential development. The purpose of the sites inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the City’s RHNA allocation. The inventory must identify adequate sites that would be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. As shown in Table 1-1, *Vallejo’s RHNA Summary*, the City must plan to accommodate a total of 2,900 housing units from 2023 - 2031. Accounting for permitted and under-construction projects, vacant and non-vacant site capacity, and projected accessory dwelling units (ADUs), the City is projected to have a total 2,067 surplus of units in all income categories, including 132 lower-income units, 418 moderate-income units, and 1,517 above moderate-income units.

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**Table 1-1 Vallejo's RHNA Summary**

Income Category	RHNA	Permitted or Constructed	Permitted or Constructed ADUs	Remaining RHNA	Vacant and Non-vacant Sites	Permitted and Under Construction Projects	Projected ADUs	Total Capacity	RHNA Surplus
Very Low	690	122	29	908	820	107	113	1,040	132
Low	369								
Moderate	495	0	15	480	842	0	56	898	418
Above Moderate	1,346	281	5	1,060	1,525	1,033	19	2,577	1,517
<b>Total</b>	<b>2,900</b>	<b>403</b>	<b>49</b>	<b>2,448</b>	<b>3,187</b>	<b>1,140</b>	<b>188</b>	<b>4,515</b>	<b>2,067</b>

ADUs= accessory dwelling units

To expand the City's site capacity for the lower-income RHNA of 1,059 units, three sites have been identified for a change in land use designation and zone district under Housing Element Program A 1.1.6, Rezoning and Redesignations to Maintain Surplus Capacity for Lower-Income Units. Table 1-2, *Rezoning Sites to Meet Vallejo's 6th Cycle RHNA*, identifies the three sites in question. These sites are currently designated and zoned for medium density residential development (up to 25 units per acre) and are proposed to change to high density residential with a maximum of 40 units per acre. All three sites are located on or near streets designated as arterial and collector streets in Map MTC-3, Circulation, of the Mobility, Transportation, and Connectivity Element of the General Plan. Given these characteristics, these sites present the feasible and appropriate locations for future housing to serve the community.

See Figures 1-1, *Vallejo's Sites Inventory #1*, through Figure 1-6, *Vallejo's Sites Inventory #6*, which shows the location of all the proposed Housing Element sites in the city. Rezoning Sites are shown in Figures 1-1 (Sites 41 and 42) and 1-3 (Site 55).

**Table 1-2 Rezoning Sites to Meet Vallejo's 6th Cycle RHNA**

Site Number	APN	Acres	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning	Proposed Zoning	Proposed Max Density <sup>1</sup> (du/ac)
41	0052110140	0.94	Mix of Housing Types/ Medium Density (R-MH)	Primarily Multifamily Designation (R-MF)	Residential Medium Density (RMD)	Residential High Density (RHD)	40
42	0051250230	0.52	Mix of Housing Types/ Medium Density (R-MH)	Primarily Multifamily Designation (R-MF)	Residential Medium Density (RMD)	Residential High Density (RHD)	40
55	0069032240	2.30	Mix of Housing Types/ Medium Density (R-MH)	Primarily Multifamily Designation (R-MF)	Residential Medium Density (RMD)	Residential High Density (RHD)	40

<sup>1</sup>To implement Programs A 1.1.6 and A 1.1.7, for Housing Element Site 41, 42, and 55, multifamily residential uses shall be permitted by right (without discretionary action) for housing developments with at least 20 percent of units as affordable to lower-income households. These projects shall be exempt from CEQA and processed by right under Government Code Section 65583.2(i), requiring only design review based on objective standards.

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### 1.1.2 Changes to Zoning and General Plan Land Use Designations

The proposed zoning and General Plan land use designations would implement Housing Element Program A 1.1.6, which commits the City to amend the General Plan and Zoning Code by redesignating the three sites in Table 1-2 from a Mix of Housing Types/Medium Density (R-MH) to Primarily Multifamily Designation (R-MF) and rezoning from Residential Medium Density (RMD) to Residential High Density (RHD). This change would increase the maximum density from 25 to 40 units per acre for the three sites identified in Table 1-2.

As shown in Table 1-2, *Rezoning Sites to Meet Vallejo's 6th Cycle RHNA*, all three sites currently allow a mixture of commercial and residential uses under the R-MH land use designation. The proposed project would change the land use designation to R-MF, primarily focusing on providing high-density residential development. The RHD Zoning District is intended to create and establish regulations for a high-density residential district, in which a mix of housing types are allowed. Mixed-use development with residential and small commercial spaces is allowed. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces, and community facilities. The proposed change from RMD to the RHD zone district would increase the maximum density from 25 to 40 units per acre and for the three parcels shown in Table 1-2. Table 1-3 shows the maximum potential units that could result from the change in density when 3.76 acres of the three RMD-zoned land is considered.

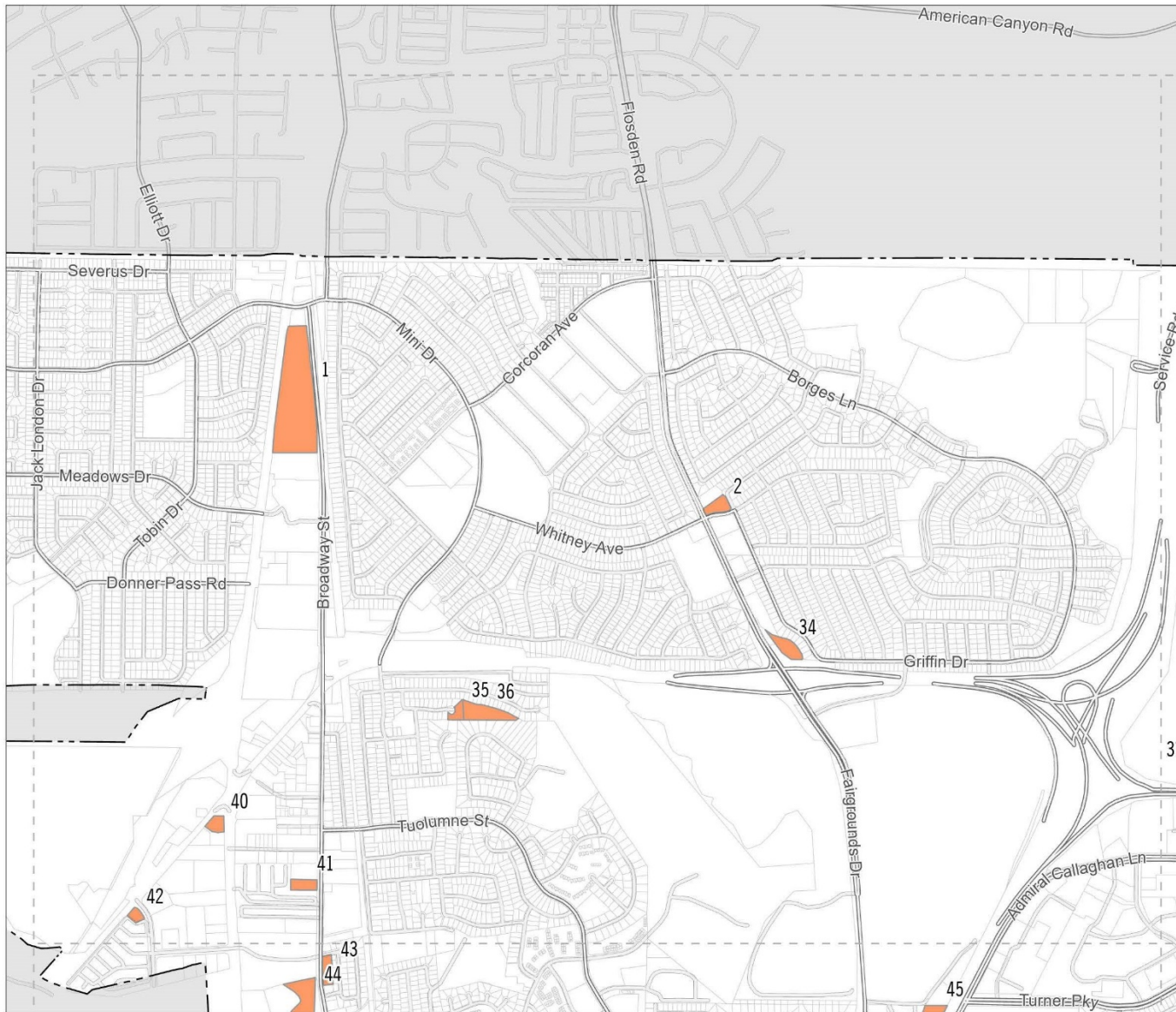
Table 1-3, *Potential Maximum Dwelling Units RHD Zone District: Existing and Proposed*, shows the potential number of dwelling units under the existing and proposed maximum dwelling unit change to RHD zoning as proposed by the project. No other development standards are being altered to accommodate the change in density. Therefore, the building footprint as defined by setbacks and building heights in the code (see Table 16.202-B: Development Standards - RMD And RHD Districts of the Municipal Code), remains the same as all the existing development requirements, permit requirements, and mitigation included in the General Plan EIR.

**Table 1-3 Potential Maximum Dwelling Units RHD Zone District: Existing and Proposed**




Site Number	Acres	Existing Zoning Maximum 25 du/acre	Proposed Zoning Maximum 40 du/acre	Change Unit Potential
41	0.94	23.5	37.6	14.1
42	0.52	13	20.8	7.8
55	2.30	57.5	92	34.5
Total	3.76	94	150.4	56.4

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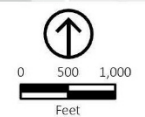
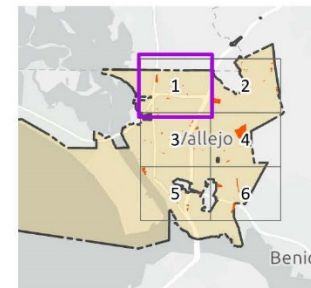
Figure 1-1 Vallejo's Sites Inventory #1



## Housing Element Sites

-  City of Vallejo
-  Housing Site
-  Vacant or Other Site

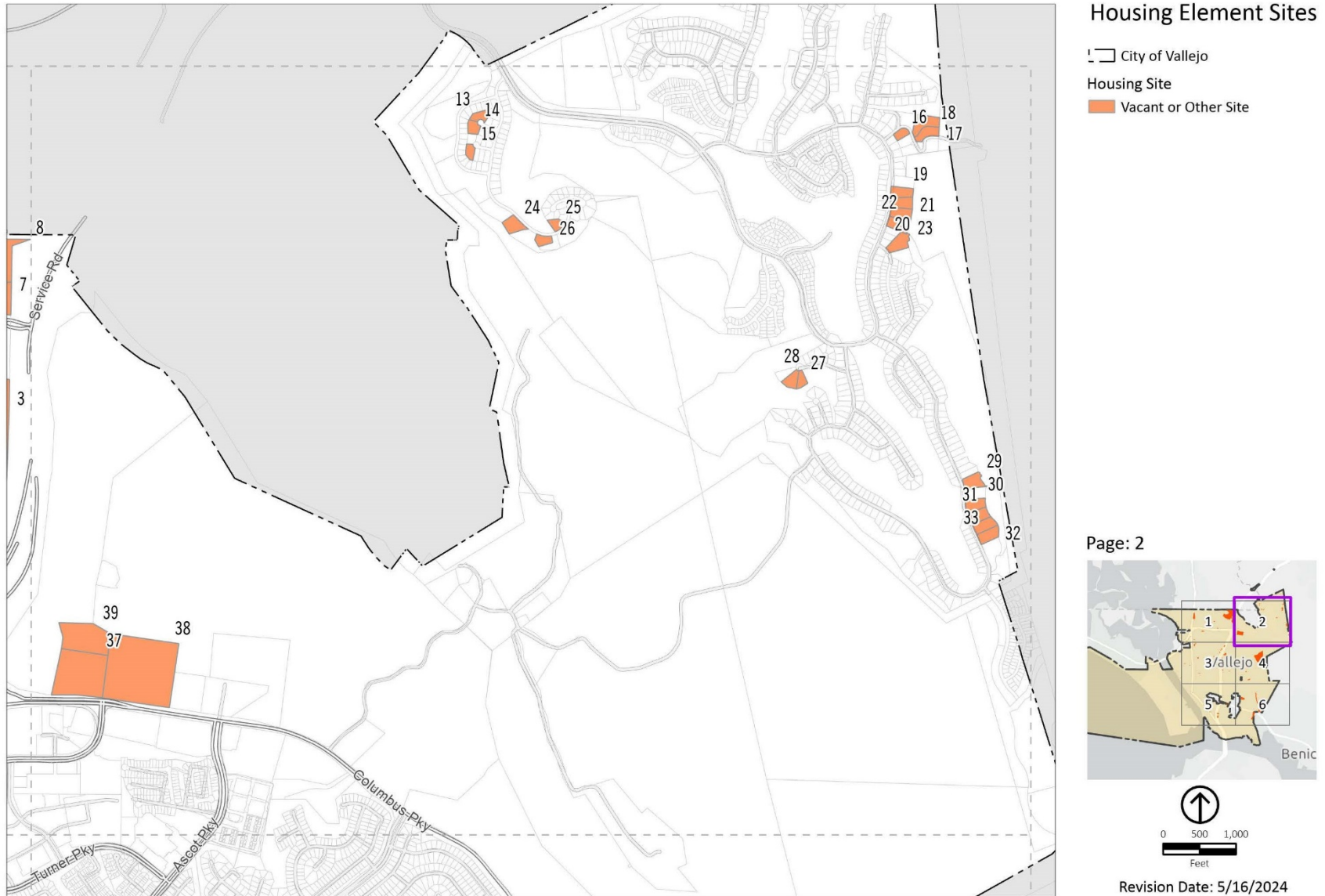
Page: 1



Revision Date: 10/21/2024

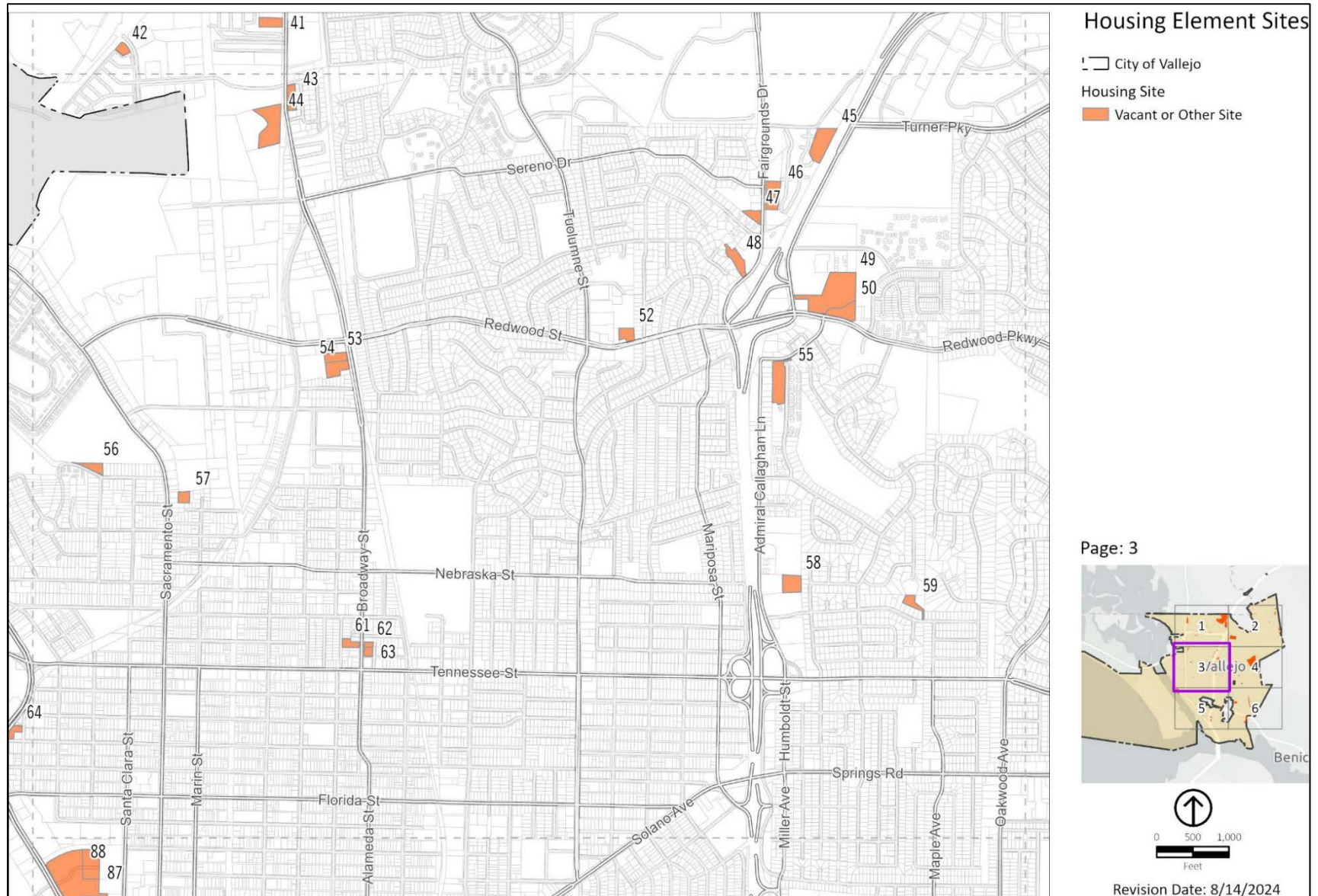
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Figure 1-2 Vallejo's Sites Inventory #2



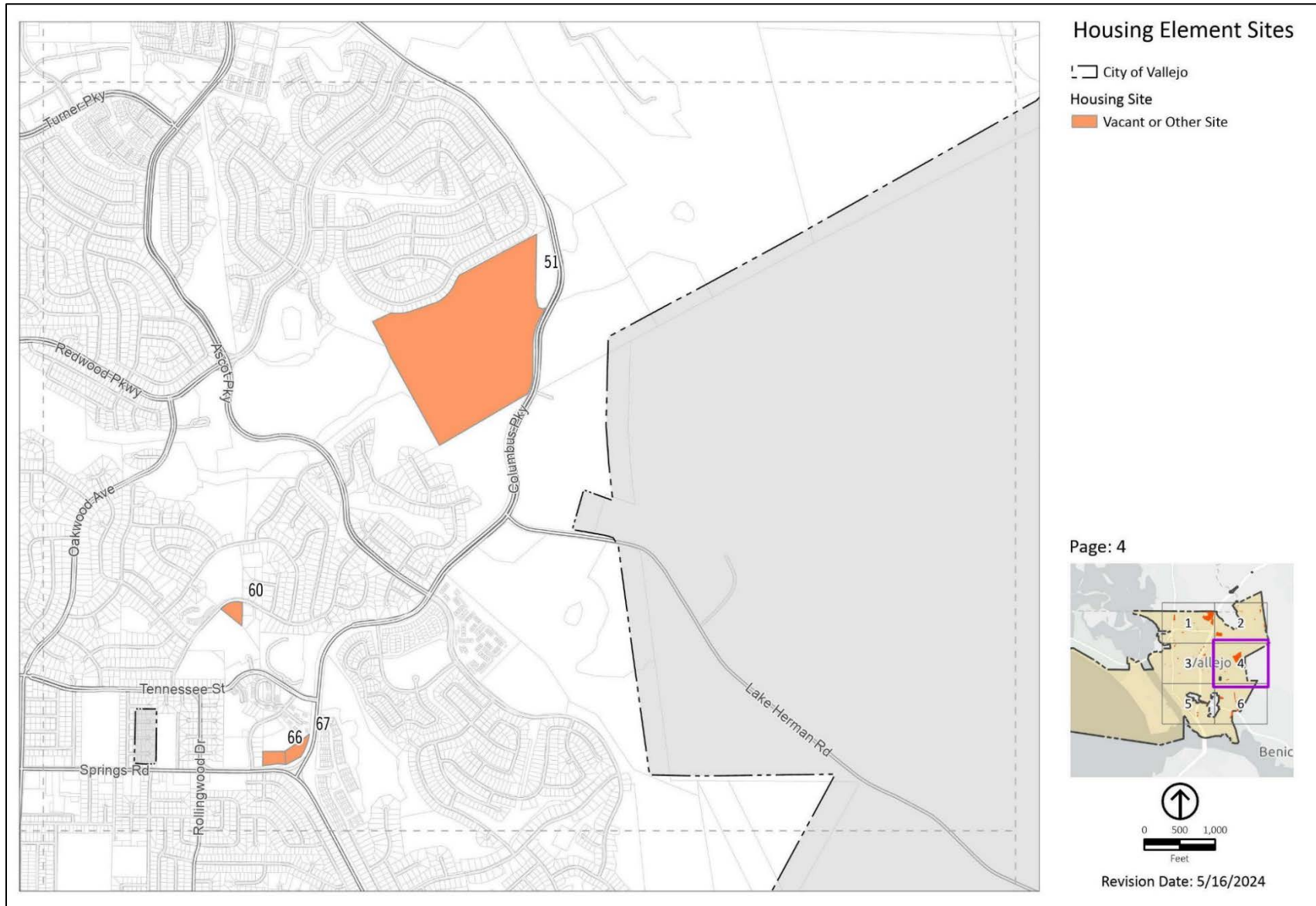
# 1. Addendum to the Certified General Plan EIR

Figure 1-3 Vallejo's Sites Inventory #3



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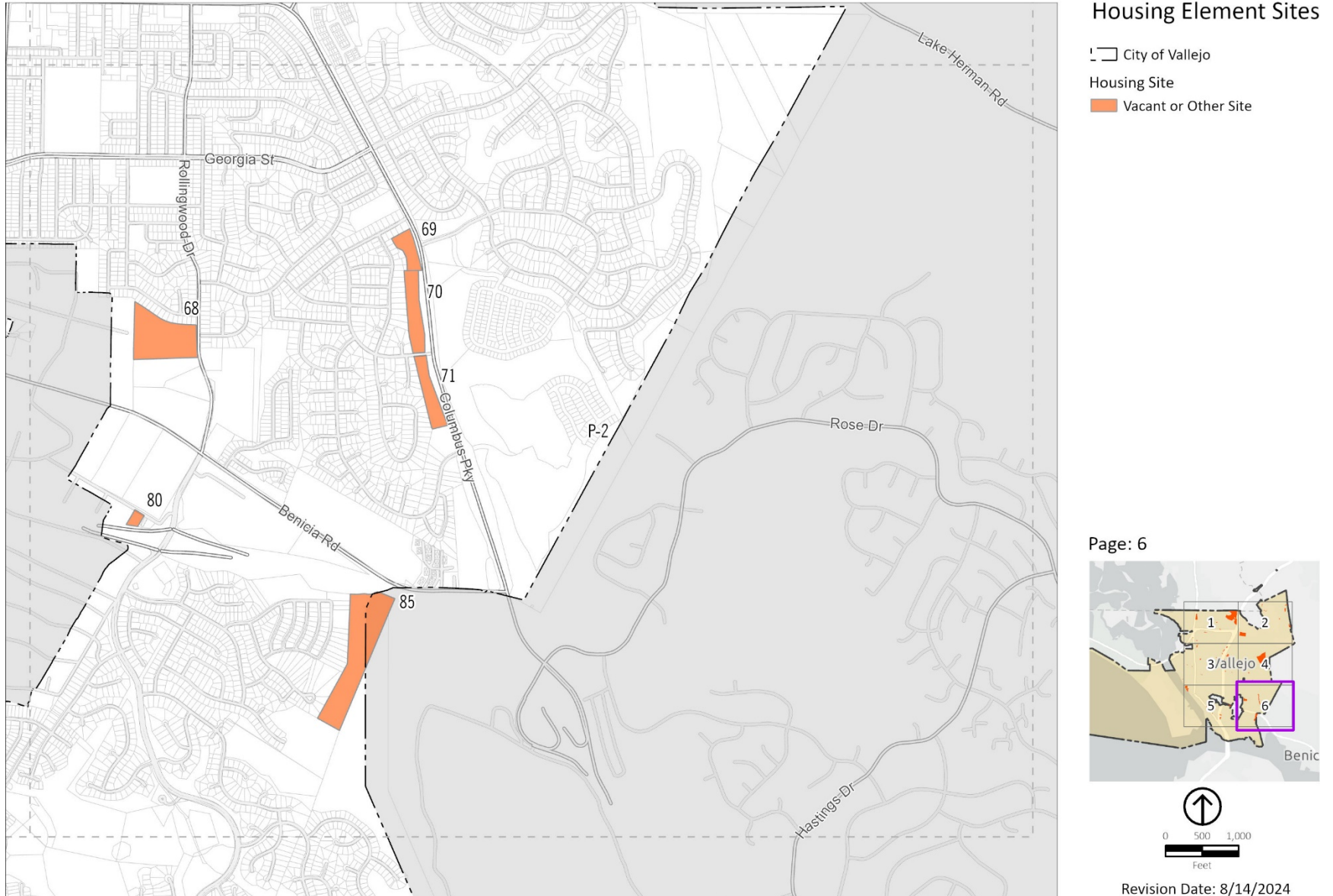
Figure 1-4 Vallejo's Sites Inventory #4





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Figure 1-6 Vallejo's Sites Inventory #6



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### 1.2 GENERAL PLAN EIR

The General Plan EIR determined that implementation of the City's General Plan would result in significant and unavoidable impacts related to the following impacts:

#### Air Quality

- AQ-2a: Despite implementation of the proposed General Plan policies, criteria air pollutant emissions associated with the proposed project would cause a substantial net increase in emissions that exceeds the Bay Area Air Quality Management District (BAAQMD) regional significance thresholds.
- AQ-2b: Despite implementation of the proposed General Plan policies, criteria air pollutant emissions associated with the proposed project's construction activities would generate a substantial net increase in emissions that exceeds the BAAQMD regional significance thresholds.
- AQ-5: Implementation of the proposed project would cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin.

#### Greenhouse Gas Emissions

- GHG-1: While the proposed project supports progress toward the long term-goals identified in Executive Order B-30-15 and Executive Order S-03-05, it cannot yet be demonstrated that Vallejo will achieve greenhouse gas (GHG) emissions reductions that are consistent with a 60 percent reduction below 1990 levels by the year 2040 based on existing technologies and currently adopted policies and programs.
- GHG-2: While the proposed Project supports progress toward the long term-goals identified in Executive Order B-30-15 and Executive Order S-03-05, it cannot yet be demonstrated that Vallejo will achieve GHG emissions reductions that are consistent with an 80 percent reduction below 1990 levels by the year 2050 based on existing technologies and currently adopted policies and programs.

#### Noise

- NOI-3: The proposed project would cause a substantial permanent increase in ambient transportation-related noise levels in the Project Area.
- NOI-7: The proposed project would cause a substantial cumulative increase in ambient transportation-related noise levels in the Project Area.

#### Transportation and Traffic

- TRANS-1 (GP): The proposed General Plan would conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit, non-motorized travel, and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit
- TRANS-1b: Freeway and highway facility impacts would be significant. The following mitigation measure is proposed in consistency with the proposed General Plan.

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### 1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with physical changes to the environment. In this instance, most of the programs from the previous Housing Element are continued through to the proposed Housing Element. The proposed Housing Element includes 38 total programs, including 14 amended programs, 13 combined programs, and 11 new programs. Table 1-3, *Summary of Program Changes Between Existing and Proposed Housing Element*, lists these individual programs and evaluates any changes between the existing and the proposed Housing Element.

1. Addendum to the Certified General Plan EIR

Table 1-3 Summary of Program Changes Between Existing and Proposed Housing Element

Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program A 1.1.1: Housing Element Annual Review</b></p> <p>Annually, the City will prepare an analysis of its progress in implementing the Housing Element, for submittal to the City Council and to the California Department of Housing and Community Development. As part of this annual review, the City will establish a Housing Element working group, patterned after the Housing Element Advisory Committee, who will collaborate with City staff to implement Goals, Policies, and Programs identified in this Housing Element. If necessary, the City will undertake appropriate actions to expand the inventory of available sites to accommodate the unmet need.</p>	<p>Each year since 2016, the City has completed and submitted the Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD). The APR provides the Council and HCD insight into how the City is implementing the General Plan, how many building permits have been issued, and how many units have received a Certificate of Occupancy. The 2021 Zoning Ordinance Update increased base district densities resulting in an overall capacity increase of 11,195 dwelling units. Due to limited staff capacity, the Housing Element working group has not been created.</p>	<p>Modify. Combined with A 1.1.2 and H 4.1.3</p> <p>New Program A 1.1.1: Land Inventory and RHNA Monitoring</p>
<p><b>Program A 1.1.2: Vacant Land Inventory</b></p> <p>The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite permits when possible) that support the City's ability to meet its unmet share of the regional housing need.</p>	<p>The vacant land inventory was originally created with the adoption of the 5th cycle Housing Element update. The City also created a streamlined process to expedite accessory dwelling unit (ADU) construction to help meet the City's share of the regional housing need.</p>	<p>Modify. Combined with A 1.1.1 and H 4.1.3</p> <p>New Program A 1.1.1: Land Inventory and RHNA Monitoring</p>
<p><b>Program A.1.1.3: Mixed-Use Development</b></p> <p>The City will continue to encourage and facilitate residential development in mixed-use zones, particularly units affordable to extremely low-, low- and very low-income households. The City's vacant land inventory described in Program A 1.1.2 will include a listing of mixed-use and high-density sites appropriate for residential uses. This inventory will be made available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites.</p> <p>The City will continue to facilitate the construction of residences in the mixed-use developments and high density by doing the following:</p> <ul style="list-style-type: none"> <li>• Discouraging the development of exclusively commercial projects, in areas designated for mixed-use.</li> <li>• Continuing to provide marketing materials on the City's website that delineate site opportunities for mixed-use and provide technical assistance for interested developers. Technical assistance includes assisting interested developers with obtaining property owner/representative information and</li> </ul>	<p>The City updated their Zoning Ordinance following the General Plan 2040 update (adopted in 2017). As part of the update, the City held study sessions and community open houses with the Planning Commission to consider policy options for mixed-use, mixed-income housing projects. In 2017, the Sonoma Boulevard Specific Plan was adopted and in 2021 the new Zoning Ordinance was adopted.</p> <p>While a form-based code was envisioned in the General Plan 2024 Update, it was later determined that a conventional code would serve the City better. Due to staff shortages and turnover, this was accomplished later than anticipated. The new Zoning Ordinance was adopted in 2021.</p> <p>The new Zoning Ordinance allows residential uses in the Neighborhood Mixed Use (NMU), Downtown Mixed Use (DMU), Waterfront Mixed Use (WMU), Neighborhood Commercial (NC), and Central Commercial (CC) zones, in addition to residential zones. Multifamily is also permitted with a minor use permit in the Regional Commercial (RC), Office (O), and Medical (M) districts. By allowing residential uses in most zones, the City has helped facilitate the construction of affordable units.</p> <p>Due to staff capacity and resource constraints, the City was unable to provide marketing materials for mixed-use opportunities. The City has made the GIS mapping system with site information available to the public for research on properties. The City's Economic</p>	<p>Modify.</p> <p>New Program A 1.1.2: Mixed-Use Development</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p>information on the available development incentives (Program A 2.1.1).</p> <ul style="list-style-type: none"> <li>Complete form-based design standards for Sonoma Boulevard Specific Plan and other areas as appropriate to provide developers a predictable path to entitlement of mixed-use projects.</li> </ul>	<p>Development Department is in the process of obtaining software to help identify sites available for sale or lease to assist in matching potential developers with property owners.</p>	
<p><b>Program A 1.1.4: High Density</b></p> <p>The City will increase density of High Density Residential (HDR) from 27 to 30 units per acre. This will occur in conjunction with the Zoning Code update process.</p>	<p>An updated General Plan was adopted in 2017 and the updated Zoning Ordinance was adopted in June 2021. The updated General Plan includes the Primarily Multifamily Designation (R-MF) with a maximum permitted residential density of 40 dwelling units per acre. The comparable Residential High-Density (RHD) zone also allows up to 40 dwelling units per acre. This program has been completed.</p>	<p>Delete, completed.</p>
<p><b>Program A 2.1.1: Underutilized Commercial Land Conversion Program</b></p> <p>The City, through the comprehensive General Plan and Zoning Code update, will expand opportunities for residential and mixed-use development. Through this process the City will offer regulatory incentives, such as expedited permit for projects that contain an affordable housing component. The City will also promote the availability of both the underutilized sites and regulatory incentives through the use of the City's website, during preapplication meetings, and during other relevant community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.</p>	<p>An updated General Plan was adopted in 2017 and the updated Zoning Ordinance was adopted in June 2021. As a part of the General Plan 2040 and Zoning Ordinance updates, City staff evaluated opportunities to remove constraints and streamline housing project approvals. This was achieved through Zoning Ordinance Section 16.214.14, which outlines provisions to help streamline infill projects where at least 50 percent of units are affordable units.</p> <p>The Zoning Ordinance update also included development standards for the Commercial and Corridor zoning districts (NC Neighborhood Commercial, CC Central Corridor Commercial, WC Waterfront Commercial, and RC Regional Commercial) that specifically promote pedestrian- and transit-oriented, medium- and high-density multifamily housing and mixed-use uses. This includes allowing height exceptions along corridors and allowing additional residential density (up to 25%) under certain requirements (Zoning Ordinance Section 16.204.03).</p> <p>Due to staffing limitations, the City was unable to promote the availability of underutilized sites, regulatory incentives, and monitor the supply of underutilized sites throughout the planning period. The City will revise this program to include quantifiable objectives for monitoring of underutilized sites needed to meet the RHNA, if any, and to promote incentives for redevelopment of underutilized sites in conjunction with modified Program A. 1.1.3.</p>	<p>Modify.</p> <p>New Program A 1.1.3: Disperse Sites Suitable for Lower-Income Housing to Affirmatively Further Fair Housing</p>
<p><b>Program A 3.1.1: Removal of Governmental Constraints</b></p> <p>The City will review local regulations to remove or mitigate constraints on the production of housing, where possible these include:</p> <ol style="list-style-type: none"> <li>Remove regulations requiring a major conditional use permit for multi-family housing developments with nine or more units</li> <li>Currently "group residential" facilities under five persons are permitted with a CUP in High-Density Residential. The City will allow licensed</li> </ol>	<p>In 2018, the City updated their zoning regulations to allow licensed group home and other residential facilities with six or fewer residents by right in residential areas.</p> <p>City Council adopted the updated Zoning Ordinance in June 2021. To remove constraints to the development of affordable housing, the updated Zoning Ordinance (Section 16.214.14) outlines provisions to streamline infill projects where at least 50 percent of units are affordable units. The City removed the requirement for an approved major conditional use permit for multifamily housing developments with three or more units. To help facilitate housing for extremely low-income households, the Zoning Ordinance update outlined provisions for Single-Room Occupancy Units, such units require the approval of a Minor or Major Use Permit and are reviewed by the director. All applications for a major use permit</p>	<p>Modify. Combine with Program E.1.1.8</p> <p>New Program A 3.1.1: Removal of Governmental Constraints</p> <p>Modify. Combine with Programs H 3.1.1 and H 3.1.2</p> <p>New Program H 3.1.1: Objective Standards</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p>group home and other residential facilities with six or fewer residents by right in residential areas accordance with State law.</p> <p>c) Assembly Bill (AB) 2634 requires the City to identify zoning to encourage housing suitable for extremely low- income households, which includes supportive housing and single-room occupancy (SRO) units. As part of the Zoning Ordinance Update, the City will add a definition of SRO and identify a zone, or zones where SROs will be allowed.</p>	<p>require a public notice and hearing before the Planning Commission pursuant to Chapter 16.602 and may be appealed.</p>	
<p><b>Program A.3.1.2: Density Bonus Amendment</b></p> <p>The City will amend its Zoning Code Ordinance pursuant to Government Code Section 65915-65918, to incentivize the development of affordable housing in the City, including increased density allowances and reduced parking standards in compliance with State law.</p>	<p>City Council adopted the Zoning Ordinance in June 2021. To comply with State law, the updated Zoning Ordinance includes provisions to apply for a Density Bonus in Section 16.214.03.</p>	<p>Delete, complete.</p>
<p><b>Program A.4.1.1: Housing Marketing and Promotion</b></p> <p>Encourage and facilitate the development of housing that is affordable to households with a wide range of incomes, particularly in the downtown area, by updating land use policies and regulations and marketing and branding the City as an investment opportunity for moderate and above moderate-income households.</p>	<p>The Zoning Ordinance was adopted in June 2021. Land use policies that can facilitate housing include the State-mandated Density Bonus and Streamlined Infill Projects incentive. The updated Zoning Ordinance also relaxed parking regulations by eliminating the minimum number of off-street parking spaces for senior housing. Lastly, the 2040 General Plan increased densities in the Primarily Multifamily designation to 40 dwelling units per acre.</p> <p>The Housing Strategic Plan identified the importance of preserving mixed-income developments. The City's programs for advancing mixed-income housing include leveraging private properties to catalyze housing production and provide affordable housing and by maintaining a list of existing affordable and mixed-income developments that include affordable units.</p>	<p>Modify. Combine with Program H 4.1.1</p> <p>New Program H 4.1.1: Regulate for Housing Variety</p> <p>New Program H 4.1.2: Accessory Dwelling Units</p>
<p><b>Program B.1.1.1: Section 8 Rental Subsidy Program (Tenant-Based)</b></p> <p>Continue to apply to HUD for vouchers, if available, for extremely low-, very low-, and low- income households, making extremely low-income households a priority is (VHA). Continue owner outreach efforts, including the Family Self-Sufficiency Program, a property manager meeting, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. In addition, the Housing Authority will continue to contract with gosection8.com, an online landlord listing service to attract new landlords VHA.</p>	<p>The City continued to apply for U.S. Department of Housing and Urban Development (HUD) housing choice vouchers, having distributed an average of 1,876 monthly between 2015 and 2020.</p> <p>In 2020, City Council approved an increase of the Tenant Based Rental Assistance vouchers and adopted the City's Housing Strategy, which prioritized the Family Self-Sufficiency Program to promote economic growth. In 2019, the City launched an outreach campaign to encourage more eligible applicants to participate. These efforts added 23 eligible applicants to the program. In addition, active owner outreach programs are conducted to promote Section 8 acceptance by landlords. The Self-Sufficiency Program has actively promoted economic growth. For example, graduates of the Family Self-Sufficiency (FSS) Program are encouraged to use the money that they have earned through the program toward down payment to purchase a home. Many have done that, and some have started their own businesses.</p>	<p>Modify. Combine with Programs D 1.1.3, D 1.1.4, and E 1.1.1</p> <p>New Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
	<p>In 2023, the City was awarded additional funding for the Family Self-Sufficiency Program, which is a subprogram of the Housing Choice Voucher (Section 8) Program.</p> <p>This program will be modified to work with the Housing Authority to determine a method to track the number of units available for Housing Choice Voucher (HCV) users.</p>	
<p><b>Program B.2.1.1: Below-Market-Rate Financing Program (New Construction)</b></p> <p>Continue to utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, Housing Authority reserves, and other resources to provide financial assistance for housing affordable to extremely low-, very low-, and low-income households. Funds will be prioritized for extremely low-income housing based on project feasibility.</p>	<p>In 2017, the City used HUD funds to purchase property. In 2018, the City selected Eden Housing to build 74 permanent supporting housing units. Eden Housing received Low- and Moderate-Income Housing Asset Funds and HOME funds from the City. Eden Housing obtained tax credits. The project will be completed in 2023.</p>	<p>Modify. Combine with Programs B.2.1.4 and B 2.1.5</p> <p>New Program B 2.1.3: Seek Funding to Support Affordable Development</p>
<p><b>Program B.2.1.2: Housing Impact Fee</b></p> <p>The development of market rate housing may attract higher income households, which may in turn create lower paying jobs in the service and retail industries, resulting in demand for affordable housing. Housing Impact Fees are fees exacted from developers to ameliorate some of the housing impacts generated from new, market-rate housing and are typically based on an assessment, or 'Nexus' study of the extent to which the development of new market-rate housing generates additional demand for affordable housing, The City will explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations. Some of the elements in the Housing Impact Fee could include:</p> <ul style="list-style-type: none"> <li>• Minimum number of units threshold of 25</li> <li>• Nexus study to calculate appropriate fee</li> <li>• Creation of an affordable housing trust fund to be used to preserve and expand the supply of affordable housing</li> </ul>	<p>From 2015-2020, the City explored the feasibility of establishing a Housing Impact Fee. In 2016, the staff presented a recommendation for a Housing Impact Fee to City Council for consideration and feedback.</p> <p>In 2020, the City adopted a Housing Strategy that creates a framework to establish policies that will create housing for an array of income levels. The Housing Strategy included exploring the adoption of an inclusionary housing program between 2020 and 2021 as an action under the "Catalyze broad range of affordable housing units throughout Vallejo" program. However, due to staff capacity limitations, this process has not been started. The City will revise this program to include specific milestones for adoption of an inclusionary housing ordinance.</p> <p>The Housing Strategy incorporated relevant policies and information from the Vallejo General Plan, Housing Element, Public Housing Agency Plan, and Consolidated Plan. The Strategy was informed by an evaluation of the City's housing needs, challenges, and opportunities, which was reviewed and discussed with community stakeholders, and then refined in collaboration with City staff. The overall goal of the strategy is to create housing for an array of different income levels that will assist in meeting Vallejo's "fair share" of its RHNA. This will be accomplished through sustained leadership, preservation of housing affordability, prevention strategies relating to displacement, instability and homelessness, an increased leverage of public lands for increased housing, and economic development through enhanced resident self-sufficiency training and employment opportunities.</p>	<p>Modify. Combine with Program H 4.1.2</p> <p>New Program B 2.1.1: Inclusionary Housing Ordinance</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program B.2.1.3: Commercial Linkage Fee</b></p> <p>Commercial Linkage Fees (also known as ‘Jobs-Housing’ fees) are fees exacted from developers to ameliorate some of the housing impacts generated from commercial projects. The City will explore the feasibility of a Commercial Linkage Fee that would provide an additional source of funding for affordable housing based on demand from construction of new commercial developments and the types of employment generated. Linkage fees can vary by development type, fee level, exemptions, options/thresholds, terms of payment, and results. Some of the elements in the Housing Impact Fee could include:</p> <ul style="list-style-type: none"> <li>• Minimum square footage for commercial building subject to fee is 100,000</li> <li>• Nexus study to calculate appropriate fee</li> <li>• Creation of an affordable housing trust fund to be used to preserve and expand the supply of affordable housing</li> </ul>	<p>The City has continued to explore the feasibility of a Commercial Linkage Fee that would be aimed at providing a source of funding for affordable housing but has not established one.</p>	<p>Modify. Continue.</p> <p>New Program B 2.1.2: Commercial Linkage Fee</p>
<p><b>Program B.2.1.4: Low to Moderate Income Housing Funds</b></p> <p>Continue to support very low- and extremely low- income housing development with RDA Successor Agency funds and proactively seek new funding sources for the development of affordable housing. These funds will be administered by the Vallejo Housing Authority and coordinated with private and non-profit developers to guide development in targeted areas.</p>	<p>To support the development of very low- and extremely low-income housing, the City applied for and secured funds. Approximately \$1.6 million in Low- and Moderate-Income Housing Asset Funds were loaned to a nonprofit developer for the construction of a 74-unit Permanent Supportive Housing for the homeless at 2118 and 2134-2136 Sacramento Street (Blue Oak Landing).</p>	<p>Modify. Combine with Programs B 2.1.1 and B 2.1.5</p> <p>New Program B 2.1.3: Seek Funding to Support Affordable Development</p>
<p><b>Program B.2.1.5: Explore Additional Funding Opportunities</b></p> <p>Consider ways to mitigate the loss of Redevelopment funding for affordable housing. Support the development of extremely low-income rental housing by seeking additional funding from State and Federal resources, such as funding from the National Housing Trust Funds when funding becomes available, HOME funds, and CDBG.</p>	<p>The Housing Successor Agency continues to receive funding for affordable housing projects that are contained in the Low- to Moderate-Income Housing Asset Fund.</p> <p>The City of Vallejo applied for HomeKey in 2022 and No Place Like Home (NPLH) Program funds in 2020. The City was awarded \$11,621,866 for a HomeKey project with 47 permanently supportive studio units, which is currently under construction.</p> <p>The City received/allocated \$9,962,296 in funding for a navigation center from the following sources:</p> <ol style="list-style-type: none"> <li>1. Community Development Block Grant (CDBG)</li> <li>2. State Permanent Local Housing Allocation</li> <li>3. City ARPA</li> <li>4. County ARPA</li> <li>5. Homeless Housing, Assistance and Prevention 2 (HHAP)</li> <li>6. HHAP3</li> <li>7. Emergency Solutions Grant – Coronavirus 2</li> <li>8. General Fund</li> </ol>	<p>Modify. Combine with Programs B 2.1.1 and B 2.1.4</p> <p>New Program B 2.1.3: Seek Funding to Support Affordable Development</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program C 1.1.1: Conversion Monitoring and Response Program</b></p> <p>The Housing and Community Development Division maintains annual monitoring of the status of units at risk of conversion to market rates through the State-mandated process for owners to provide notice of planned conversions. If notice is received, immediately contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected properties of their rights and options. The City will consider additional outreach such as hosting workshops and distributing updated information on the web. The City will immediately investigate the status of Ascension Arms to ascertain the risk of conversion to market rate, and take immediate action to prevent conversion.</p>	<p>The implementation of the conversion monitoring and response program has ensured the preservation of affordability for units at risk of conversion to market-rate housing. In partnership with HUD, the City renewed the affordability for Ascension Arms, senior apartments, for all units through July 1, 2029. Due to staff capacity limitations, the City was not able to host workshops and conduct other forms of outreach. This program will be amended to include quantified objectives to ensure ongoing success.</p>	<p>Modify.</p> <p>New Program C 1.1.1: Preservation of At-Risk Housing Units</p>
<p><b>Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)</b></p> <p>Utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves to acquire and preserve as affordable units at risk of converting to market rate.</p>	<p>The City did not acquire affordable units during the planning period.</p>	<p>Modify.</p> <p>New Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)</p>
<p><b>Program C 2.1.1: Condominium Conversion Ordinance</b></p> <p>Continue to administer the City's condominium conversion ordinance that was designed to minimize the negative impacts of conversions on the rental market. The City will review the ordinance to consider an amendment to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be converted.</p>	<p>As a part of the Zoning Ordinance update, the City evaluated opportunities to remove constraints to housing and streamline housing project approvals. City Council adopted an updated Zoning Ordinance in June 2021.</p> <p>The City continued to implement the Condominium Conversion Ordinance (Section 16.613 of the Zoning Ordinance). Section 16.214.04 outlines density bonuses and other incentives for condominium conversions to preserve affordable units.</p>	<p>Delete, complete.</p>
<p><b>Program D.1.1.1: First-Time Homebuyer Program</b></p> <p>The City will continue the First-Time Homebuyer Program. The program provides low- and moderate-income households with down payment assistance loans and closing cost grants, averaging 5 to 10 closings a year. The City will consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas. Provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income through the Homebuyer Financing programs.</p>	<p>To encourage homeownership in the city, CDBG and HOME funds were provided to 2 first-time homebuyers during the planning period. In 2020, the City selected Community Housing Development Corporation (CHDC) to provide homebuyer counseling and down payment assistance.</p> <p>Resources don't allow administration of this program during the 6th cycle Housing Element planning period. This program will be deleted.</p>	<p>Delete.</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program D 1.1.2: Sweat-Equity Program for Homeownership</b></p> <p>The City will consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. The City will consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization such as Habitat for Humanity, which specializes in sweat-equity programs.</p>	<p>In 2017, a loan was made to Solano-Napa Habitat for Humanity for the purchase of a parcel for the program.</p> <p>The City continued to consider establishing a sweat equity program throughout the planning period.</p>	<p>Modify.</p> <p>New Program D 1.1.1: Sweat-Equity Program for Homeownership</p>
<p><b>Program D 1.1.3: Section 8 Homebuyer Assistance Program</b></p> <p>The City will continue to administer a program offering homebuyer classes and financial assistance to Section 8 recipients to help in the purchase of a home.</p>	<p>In 2016, the City reinstated its homebuyer and financial assistance classes to Section 8 recipients and continued to offer the classes throughout the planning period. In 2020, the Community Housing Development Corporation (CHDC) provided homebuyer counseling and down payment assistance courses to 8 participants.</p>	<p>Modify. Combine with Programs B 1.1.1, D 1.1.4, and E 1.1.1</p> <p>New Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance</p>
<p><b>Program D 1.1.4: Family Self-Sufficiency Program</b></p> <p>The Family Self-Sufficiency (FSS) Program provides opportunities to Housing Choice Voucher (HCV) families to move toward economic independence and self-sufficiency. The FSS Program assists very low-income families receiving assistance through the HCV Program to receive comprehensive supportive services that will enable participants to achieve economic independence and self-sufficiency. The Vallejo Housing Authority will continue to administer the program. The maximum number of participants for the city program is 50.</p>	<p>Throughout the planning period, the City continued to offer the Family Self Sufficiency Program. In 2019, the City launched an outreach campaign to encourage more eligible applicants to participate. These efforts added 23 eligible applicants to the program.</p> <p>In 2020, the City adopted a Housing Strategy. The Family Self Sufficiency Program was a prioritized program in the Housing Strategy to continue to support housing choice voucher (HCV) families to move toward economic independence.</p>	<p>Modify. Combine with Programs B 1.1.1, D 1.1.3, and E 1.1.1</p> <p>New Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance</p>
<p><b>Program D 1.1.5: Mobile Home Permitting</b></p> <p>The City through the Zoning Ordinance update will clarify that a single mobile home or a manufactured house on a permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.</p>	<p>The Zoning Ordinance was updated June 2021 and outlines provisions for manufactured houses (known as Mobile Homes) on permanent foundations. Manufactured homes are permitted on any lot zoned for single-unit use and are subject to all applicable provisions of the Zoning Ordinance.</p>	<p>Delete, complete.</p>
<p><b>Program E 1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs)</b></p> <p>The City will meet with service providers on an annual basis to discuss opportunities to expand supportive housing, "affordable housing that provides on-site services to people who may need support to live independently," for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, and young people aging out of foster care.</p>	<p>The City continued to assist special-needs populations. In May 2019, the City initiated a service providers, developers, and landlord policy working group. In 2020, the working group established recurring meetings.</p>	<p>Modify. Combine with Programs B 1.1.1, D 1.1.3, and D 1.1.4</p> <p>New Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program E 1.1.2: Senior Housing Needs</b></p> <p>The City will identify the existing and future housing needs of senior citizens including the seniors displaced by the Casa de Vallejo fire. The City will conduct a senior citizen housing survey to determine the need for housing and care facilities for senior citizens. The survey results will help develop a priority list of senior housing needs. Based on the needs identified in the survey, the City will meet with affordable housing/senior housing developers on an annual basis to discuss available sites and senior needs in the community. The City will provide incentives to developers to provide housing and care choices for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).</p>	<p>Throughout the planning period, the City considered programs to address the needs of seniors, including the seniors impacted by the Casa de Vallejo Fire. Due to staff capacity limitations, a survey of senior housing needs was not completed. This program will be revised to identify milestones and quantified objectives for completing a survey and assessing needs.</p> <p>As a part of the 2021 Zoning Ordinance update, the City removed constraints on affordable senior development by permitting senior housing in multiple zone districts, including residential and commercial zones.</p>	<p>Modify.</p> <p>New Program E 1.1.2: Senior Housing Needs</p>
<p><b>Program E 1.1.3: Homeless Needs</b></p> <p>To identify the number of homeless persons, the City will complete a Point in Time Count to augment the HUD Continuum of Care Report 2013. The City will also partner with these agencies and other community organizations to pursue funding from available sources for homeless services. The City will annually apply for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.</p>	<p>From 2016 to 2022, the City continued to identify the number of homeless persons by conducting the Point-in-Time (PIT) count every January. Due to the COVID-19 pandemic, the PIT count was postponed in 2020 and 2021. In 2020, the City applied for grants to operate a Project RoomKey program in Vallejo and worked with the County to establish a hotel voucher program that assisted 38 persons/households during the planning period. From April 2020 through January 2022, 175 individuals or 143 families were assisted through Room Key, Home Key, and the navigation center. The City meets regularly with organizations that support the homeless population to identify needs and opportunities. The City also partnered with the Firm Foundation and Eden Housing to apply for grants to support homeless services.</p>	<p>Modify. Combine with Program E 1.1.4</p> <p>New Program E 1.1.3: Homeless/Unhoused Needs</p>
<p><b>Program E 1.1.4: Community Action Partnership of Solano County</b></p> <p>Continue to be an active member on the Community Action Partnership of Solano County Board (CAP Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.</p>	<p>Throughout the planning period, the City continued to participate in the Community Action Partnership of Solano County (CAP Solano). In 2017, the City participated in CAP Solano's outreach efforts and development of the countywide homelessness plan: Neighbors Helping Neighbors: Forward Together, A 5-Year Regional Strategic Plan to Respond to Homelessness in Solano County. In 2020, the City worked with local and countywide service providers to address the needs of unhoused persons.</p>	<p>Modify. Combine with Program E 1.1.3</p> <p>New Program E 1.1.3: Homeless/Unhoused Needs</p>
<p><b>Program E 1.1.5: Reasonable Accommodations</b></p> <p>As required by both the federal Fair Housing Act and the California Fair Employment and Housing Act, the City through the Zoning Ordinance update will establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the planning process.</p>	<p>City Council adopted the new Zoning Ordinance in June 2021. The new Zoning Ordinance includes provisions for reasonable accommodation requests, including reasonable accommodation requests to ensure access to housing. Applications for reasonable accommodation to ensure access to housing are reviewed by the Director and can exceed the 25% limits set forth in Zoning Ordinance Section 16.608.01. The Director has 30 calendar days to approve, conditionally approve, or deny applications.</p>	<p>Modify. Combine with Program E 1.1.6</p> <p>New Program E 1.1.4: Reasonable Accommodations and Universal Design.</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program E 1.1.6: Universal Design</b></p> <p>The City will inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes. Information will be provided on Universal Design on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters.</p>	<p>The City will create a handout to inform builders about Universal Design features that can be incorporated into new houses, condominiums, and townhomes. The City also enforces the 2022 California Building Code as of January 1, 2023, including accessibility requirements.</p>	<p>Modify. Combine with Program E 1.1.5</p> <p>New Program E 1.1.4: Reasonable Accommodations and Universal Design</p>
<p><b>Program E.1.1.7: Support for Persons with Developmental Disabilities</b></p> <p>Explore successful models implemented in other Bay Area cities that encourage the creation of housing for persons with developmental disabilities. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. Seek outside funding sources for housing construction and rehabilitation specifically targeted for housing for persons with disabilities.</p>	<p>Due to staff capacity limitations, the City did not pursue models to encourage creation of housing for persons with disabilities. No funds were applied for rehabilitation of homes for those with developmental disabilities. This program will be revised to include quantified objectives and milestones to support development of accessible housing opportunities.</p>	<p>Modify.</p> <p>New Program E 1.1.5: Support for Persons with Developmental Disabilities</p>
<p><b>Program E.1.1.8: Employee Housing</b></p> <p>The City will ensure local zoning, development standards and permitting processes comply with California Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 for Employee Housing.</p>	<p>As a part of the Zoning Ordinance update, the City reviewed its local development standards and permitting processes for compliance with the Employee Housing Act. The Zoning Ordinance was adopted in June 2021.</p>	<p>Modify. Combine with Program A 3.1.1</p> <p>New Program A 3.1.1: Removal of Governmental Constraints</p>
<p><b>Program F 1.1.1: Housing Discrimination Monitoring and Referral Program</b></p> <p>Through its HUD-required affordable housing activities, the Vallejo Housing Authority publicizes fair housing requirements and the availability of assistance. The Housing Authority also uses public notices in English, Spanish and Tagalog, general circulation newspaper ads, and ads in a Spanish-language newspaper as well as a newsletter serving the Filipino community and outreach activities with community organizations. For Section 8 participants the Housing Authority accepts and investigates complaints of housing discrimination complaints on other cases. Fair Housing Napa Valley assists households alleging discrimination through tenant/landlord mediation and provides referrals to appropriate agencies, such as HUD or the California Department of Fair Employment and Housing, for further investigation and resolution of complaints when needed.</p>	<p>The City continued the Housing Discrimination Monitoring and Referral Program throughout the planning period and the Housing Authority continued to post information in English, Spanish, and Tagalog through multiple sources. In 2018, the City added Legal Services of Northern California to the local fair housing Resource Guide to expand its availability. The Housing Authority continues to refer program applicants and participants with complaints of housing discrimination to the Fair Housing Advocates of Northern California.</p>	<p>Modify.</p> <p>New Program F 1.1.1: Housing Discrimination Monitoring and Referral Program</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program F 1.1.2: Analysis of Impediments</b></p> <p>The Housing Authority and the City will coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI) as required by the U.S. Department of Housing and Urban Development (HUD).</p>	<p>As of 2016, the City and Housing Authority had completed the Analysis of Impediments to Fair Housing for 2015 to 2020. In 2021, the City and Housing Authority initiated the process of updating the Analysis of Impediments to Fair Housing Report as required by HUD. The City has completed a draft and has received comments from HUD. The City will submit the final report to HUD as part of the 6th Cycle Housing Element update.</p>	<p>Delete.</p>
<p><b>Program G 1.1.1: Housing Rehabilitation Program</b></p> <p>The City will provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. The City will give priority for participation in this program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents.</p>	<p>The City continues to improve the living conditions in the city's neighborhoods through the housing rehabilitation program. In 2019, the City added information about the owner-occupied rehabilitation program to the City website with links to additional information. In 2020, the City released a request for proposals (RFP) to hire an operator to administer the owner-occupied rehabilitation program.</p> <p>No households applied for rehabilitation assistance during the planning period. The City will revise this program to include strategies to increase outreach of available programs.</p>	<p>Modify. Combine with Programs G 2.1.1, G 5.1.1, and G 5.1.2</p> <p>New Program G 3.1.1: Code Enforcement Program</p>
<p><b>Program G 1.1.2: Neighborhood Amenities</b></p> <p>The City will evaluate residential proposals at the time of initial proposal to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently. Examples of services include, but are not limited to, service commercial uses, carpool facilities, and childcare.</p>	<p>Throughout the planning period, the City reviewed applications to identify opportunities to incorporate neighborhood amenities. However, only mixed-use developers provided amenities.</p>	<p>Modify. Combine with Program H 1.1.2</p> <p>New Program F 1.1.2: Improve Access to Resources</p>
<p><b>Program G 2.1.1: Code Enforcement Program</b></p> <p>The City will more aggressively enforce its existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations.</p>	<p>During the 5th planning period, the City maintained a full-time code enforcement officer and a building inspector to manage and ensure all building codes were up to date. The City will revise this program to include quantifiable objectives.</p>	<p>Modify. Combine with Programs G 1.1.1, G 5.1.1, and G 5.1.2</p> <p>New Program G 3.1.1: Code Enforcement Program</p>
<p><b>Program G 3.1.1: Capital Improvement Program</b></p> <p>When updating their capital improvement budgets, the City will collaborate with Vallejo Sanitation and Flood Control District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence.</p>	<p>Administration of the districts' capital improvement budgets are not programs the City administers. This program will be deleted.</p>	<p>Delete.</p>
<p><b>Program G 4.1.1: Rental Property Inspection Program</b></p> <p>The City will present a resolution of intention to the City Council regarding a rental property inspection program. The program may include the following features: working with local apartment owners, tenants' rights advocates, and other stakeholders, the City will explore the development and implementation of a program to inspect rental properties and enforce</p>	<p>In 2018, the City conducted a cost study for a rental property inspection program. The program for market-rate units was determined to be financially infeasible. As a result, an alternate inspection model is being explored with the Housing Authority, Fire Department, and Building Division, and will be recommended in 2023.</p>	<p>Modify.</p> <p>New Program G 5.1.1: Rental Property Inspection Program</p>

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<p>basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.</p>		
<p><b>Program G 4.1.2: Crime Prevention Program</b></p> <p>The City will consider developing a crime-free certificate program to target and help rehabilitate existing multi-family complexes. As part of the program, the City shall work with the Police Department to evaluate existing multi-family complexes and provide rehabilitation recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies. The program is voluntary and intended to work with landlords to improve housing conditions.</p>	<p>In 2016, the Crime Free Multi-Housing Program (CFMHP) was reinstated and continued until 2019. By 2019, 10 properties had been fully certified through the program and an additional 3 were pending certification.</p> <p>In 2020, the program was suspended to transition from CFMHP to the Vallejo Community Public Safety Program (VCPS). In 2020, the VCPS program helped lead public safety information meetings, shared crime data, crime prevention practices, and other public safety information with local neighbors within each specified district.</p>	<p>Modify.</p> <p>New Program G 4.1.1: Vallejo Community Public Safety Program</p>
<p><b>Program G 5.1.1: Mills Act Program</b></p> <p>The City will promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.</p>	<p>Throughout the planning period, the City continued to advertise on the City's website to promote the use of the Mills Act to encourage the rehabilitation, maintenance, and preservation of historic resources.</p> <p>As of 2023, 15 households have applied for and been approved for this program since 2015.</p>	<p>Modify. Combine with Programs G 1.1.1, G 2.1.1, G 5.1.1, and G 5.1.2</p> <p>New Program G 3.1.1: Code Enforcement Program</p>
<p><b>Program G 5.1.2: State Historical Building Code Program</b></p> <p>Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.</p>	<p>Between 2016 and 2017, the City continued to implement the State Historical Building Code Program to maintain and preserve historic buildings. This program is implemented on a case-by-case basis as needed by the Building Division.</p>	<p>Modify. Combine with Programs G 1.1.1, G 2.1.1, and G 5.1.1</p> <p>New Program G 3.1.1: Code Enforcement Program</p>
<p><b>Program H 1.1.1: Neighborhood Park Access Program</b></p> <p>Based on the need for parks identified in the General Plan update, the City will encourage the development of public neighborhood or pocket parks for new subdivisions and will incorporate the goals of this program into new open space requirements as part of the City wide Zoning Ordinance update. Through conditions of approval, development agreements, and mitigation measures identified in environmental review, the City will require that developers proposing to build parks and park facilities will do so concurrently with residential construction to ensure these amenities are available to existing and new residents within a reasonable amount of time from project approval.</p>	<p>The City reviewed new residential subdivision applications throughout the planning period.</p> <p>As a part of the Zoning Ordinance update, the City considered opportunities to encourage the development of parks. The updated Zoning Ordinance was adopted in 2021.</p>	<p>Modify. Continue.</p> <p>New Program H 1.1.1: Neighborhood Park Access Program</p>
<p><b>Program H 1.1.2: Neighborhood Services</b></p>	<p>As a part of the Zoning Ordinance update, the City allowed commercial uses, including grocery stores, medical offices, and personal services, as permitted uses with minor-use permits in residential areas. Further, the City updated the Code to allow childcare centers, community gardens, and community assembly spaces as permitted uses in residential zoning districts. The Zoning Ordinance update was adopted in June 2021. No applications for neighborhood-serving uses were submitted during the planning period.</p>	<p>Modify. Combine with Program G 1.1.2</p> <p>New Program F 1.1.2: Improve Access to Resources</p>

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<p>The City will evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home. Neighborhood serving uses will be incorporated into the City-wide Zoning Ordinance update.</p>		
<p><b>Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan</b></p> <p>Implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. The Specific Plans focuses on improvements to the physical environment through development standards and design guidelines, both for public improvements and for private developments. The City will encourage the development of affordable housing units to implement residential development as part of the Specific Plan goals.</p>	<p>In 2017, the Sonoma Boulevard Specific Plan was adopted. One of the plan's primary goals is to encourage the development of mixed-use through making key Zoning Ordinance revisions to allow more flexibility of uses. The Zoning Ordinance was adopted by City Council in June 2021. In this update, the City incorporated mixed-use zones. The NMX Neighborhood allows densities of 16 to 30 units an acre and the DMX Downtown and WMX Waterfront districts allow densities of 30 to 90 units an acre. The increase in density is intended to help facilitate mixed-use development for all incomes.</p> <p>In addition, the City continues to implement the Downtown Vallejo Specific Plan (adopted in 2005) on a project-by-project basis, which aims to revitalize Downtown Vallejo into a high-density, mixed-use district. No mixed-use projects in the Downtown Vallejo Specific Plan were approved during the planning period. In 2022, ARPA funding was allocated to update the Downtown Specific Plan.</p>	<p>Modify. Continue</p> <p>New Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan</p>
<p><b>Program H 2.1.3: Live/Work Ordinance</b></p> <p>The City currently permits live/work units with an administrative review process and will continue to process applications in this manner to facilitate the development of live/work units.</p>	<p>Throughout the planning period, the City continued to facilitate the development of live/work units by permitting applications with an administrative review process.</p> <p>As a part of the Zoning Ordinance update, the City allows live/work units throughout most mixed-use and commercial zoning districts in the city. The updated Zoning Ordinance was adopted in 2021.</p>	<p>Delete, complete</p>
<p><b>Program H 2.1.4: Transit-Oriented Development (TOD)</b></p> <p>The City will implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan to implement transit-oriented development. The City shall actively support and encourage vacant sites or underutilized sites near transit stops or along major transit corridors to be rezoned to mixed-use designations by offering regulatory incentives such as relaxed development standards, building setbacks, height, Floor Area Ratios (FAR), and parking), to encourage transit-oriented development. The purpose of TOD development is to stimulate the production of housing developments located near transit stations that include affordable units and increase public transit ridership and minimize automobile trips. TODs also strengthen local transit and promote infill, retail, employment, and residential development around existing and future transit stations, centers, and corridors.</p>	<p>Throughout the planning period, the City continued to implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan to implement TOD.</p> <p>In June 2021, the Zoning Ordinance was updated and adopted by City Council. As a part of the update, the City considered opportunities to facilitate TOD. The City allows a 25% increase in the allowed density for the zoning district for residential TOD projects and allows a 25% increase in the allowed Floor-Area Ratio (FAR) for mixed-use projects. These increases require an approved minor use permit. Additionally, eligible TOD projects do require a minimum number of parking spaces.</p> <p>The City is currently updating the Waterfront Specific Plan and the Downtown Vallejo Specific Plan with an anticipated completion date of 2026. In addition, the City is anticipating the submittal of a revised Mare Island Specific Plan in 2023.</p>	<p>Modify</p> <p>New Program H 2.1.1: Transit-Oriented Development</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program H 3.1.1: Design Review</b></p> <p>The City, through the City-wide Zoning Code update, will establish design review criteria to use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed. The purpose of which is to give clear direction for project design and to provide staff and the Planning Commission with clear criteria for decision-making. These criteria could include a pre-application process to provide project direction. As part of the City-wide Zoning Ordinance update, consideration should be given to exempting projects in form-based code areas, as these areas will provide direction on building form, massing, compatibility and the provision of on-site amenities and services as described above.</p>	<p>The Zoning Ordinance was updated and adopted in June 2021. The updated code outlines procedures and exemptions for the design review process. The updated design review also ensures that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).</p> <p>With the Zoning Ordinance update, a Design Review permit was introduced. With residential projects, 2 to 10 units requires a staff-level design review, 11 to 49 units requires a Design Review Board recommendation to the Director, and 50 units or more requires a Design Review Board recommendation to the Planning Commission. For nonresidential projects, 1 to 4,999 square feet requires a staff-level design review and 5,000 square feet or more requires Design Review Board review.</p>	<p>Modify. Combine with Programs A 3.1.1 and H 3.1.2</p> <p>New Program H 3.1.1: Objective Standards</p>
<p><b>Program H.3.1.2: Design Guidelines for Housing Quality</b></p> <p>The City will establish residential design guidelines, to ensure residential development projects are consistent with the goals of this Housing Element, produce better housing and neighborhoods, and improve the quality of life for existing and future Vallejo residents. The guidelines may apply to features including, but not limited to lighting, access, landscaping and the provision of on-site amenities and services, such as community centers, and support, educational or security services. As part of the City-wide Zoning Ordinance update, consideration should be given to exempting projects in form-based code areas, as these areas will provide direction on building form, massing, compatibility and the provision of on-site amenities and services as described above.</p>	<p>As a part of the Zoning Ordinance update, the City made changes to the Design Guidelines. The Zoning Ordinance was updated and adopted in June 2021. The City will update the Design Guidelines to comply with State mandates by December 2025.</p>	<p>Modify. Combine with Programs A 3.1.1 and H 3.1.1</p> <p>New Program H 3.1.1: Objective Standards</p>
<p><b>Program H 4.1.1: Regulate for Housing Variety</b></p> <p>Encourage a variety of housing types, including duplexes, townhomes, apartment buildings, and condominiums, in neighborhoods and new subdivisions through updated land use policies and regulations.</p>	<p>Between 2016 and 2017, the City encouraged a variety of housing types on a regular basis. With adoption of the Zoning Ordinance in 2021, the City adopted Section 16.202.05 for small-lot development to encourage a variety of housing types.</p>	<p>Modify. Combine with Program A 4.1.1</p> <p>New Program H 4.1.1: Regulate for Housing Variety</p>
<p><b>Program H.4.1.2: Mixed Income Housing Developments</b></p> <p>Proactively work with nonprofit and for-profit housing developers to encourage mixed-income housing developments.</p>	<p>Between 2016 and 2017, the City continued to work with nonprofit and for-profit housing developers to encourage mixed-income housing developments.</p> <p>In the past years, the City has worked with nonprofit organizations to construct affordable housing, approving two residential projects for low-income households. The City is actively working on an inclusionary housing ordinance and is hopeful that ordinance will produce more mixed-income housing developments.</p>	<p>Modify. Combine with Program B 2.1.2</p> <p>New Program B 2.1.1: Inclusionary Housing Ordinance</p>

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Programs	Status of Program	Proposed Project Continue/Modify/Delete
<p><b>Program H 4.1.3: Higher Density Residential</b></p> <p>To de-concentrate poverty, ensure sufficient higher density residential land is available in areas throughout the City.</p>	<p>In 2021, the City adopted a new Zoning Ordinance that allows higher-density in the Residential Medium and High Density Zoning Districts and allows duplexes by-right in the Residential Low Density district to increase density citywide.</p>	<p>Modify. Combine with Programs A 1.1.1 and A 1.1.2</p> <p>New Program A 1.1.1: Land Inventory and RHNA Monitoring</p>
<p><b>Program I 1.1.1: Energy Conservation Partnership Program</b></p> <p>Partner with local utility providers to promote participation in available energy efficiency programs (e.g., BayRen, HERO and California First, PACE, Rising Sun's California Youth Energy Services (CYES); PG&amp;E Comfort Home Program; rebates for energy-efficient appliances).</p>	<p>The City of Vallejo joined Marin Clean Energy (MCE) in 2019. Vallejo electricity customers began to receive service from MCE in 2021.</p>	<p>Modify. Combine with Programs I 1.1.2 and I 1.1.3</p> <p>New Program I 1.1.1: Promote Energy and Water Conservation</p>
<p><b>Program I 1.1.2: Green Building Code</b></p> <p>The City will enforce the "Green Building Code" to facilitate the implementation of green building features in new housing units. Staff will consider developing a brochure, which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance.</p>	<p>The City continued to enforce the Green Building Code to implement green building features for new residential housing units throughout the planning period. The City adopted the 2022 Green Building Code, which went into effect January 1, 2023.</p>	<p>Modify. Combine with Programs I 1.1.1 and I 1.1.3</p> <p>New Program I 1.1.1: Promote Energy and Water Conservation</p>
<p><b>Program I 1.1.3: Incentives for Green Building</b></p> <p>Provide incentives, such as project expediting and a study of fee reductions.</p>	<p>Due to limited staff capacity, the City was not able to establish incentives. This program will be revised to include specific milestones for examining and, if appropriate, implementing incentives.</p>	<p>Modify. Combine with Programs I 1.1.1: and I 1.1.2</p> <p>New Program I 1.1.1: Promote Energy and Water Conservation</p>

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### 1.3.1 Modifications to Existing Programs

As shown in Table 1-3, the proposed Housing Element consolidates programs from the existing Housing Element to aid in implementation and eliminate redundancy. The following includes 14 amended programs, 13 combined programs, and 11 new programs included in the proposed Housing Element (Note: the following programs are modified to indicate changes to amended programs using underline for revised or new language or ~~strike through~~ for deletions). None of the programs in Table 1-3 would result in a physical change in the environment, except for Program A 1.1.6, Rezoning and Redesignation to Address the RHNA, and Program A 3.1.1, Removal of Governmental Constraints. Note that for purposes of this Addendum the parties responsible for implementation, funding objectives and timelines have been omitted as this information does not affect the environmental analysis. Please see the Housing Element for the precise language of the programs.

#### 1.3.1.1 AMENDED PROGRAMS

##### Program A 1.1.32: Mixed-Use Development

The City ~~will continue to encourage and facilitate residential~~ shall incentivize development of residential units in mixed-use zones, particularly units affordable to extremely low-, ~~low- and very low-, and low-,~~ income households. ~~The City's vacant land inventory described in Program A 1.1.2 will include a listing of mixed-use and high-density sites appropriate for residential uses. This inventory will be made available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites.~~

The City will continue to facilitate the construction of residences in the mixed-use developments and high density by doing the following. Incentives may include, but not limited to:

- ~~• Discouraging the development of exclusively commercial projects, in areas designated for mixed-use.~~
- Deferral of City impact fees (such as transportation and water impact fees) where possible
- Flexibility (concessions/incentives) in development standards, such as parking, setbacks, and landscaping requirements for affordable projects
- Density and intensity bonuses for affordable projects
- Support developers with securing additional grant funding/financing if available
- Continuing to provide marketing materials on the City's website that delineate site opportunities for mixed-use and provide technical assistance for interested developers. Technical assistance includes assisting interested developers with obtaining property owner/representative information and information on the possible development incentives (~~Program A 2.1.4~~).
- ~~• Complete form-based design standards for Sonoma Boulevard Specific Plan and other areas as appropriate to provide developers a predictable path to entitlement of mixed-use projects.~~

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### **Program A 2.1.1 A 1.1.3: Underutilized Commercial Land Conversion Program Disperse Sites Suitable for Lower-Income Housing to Affirmatively Further Fair Housing**

In compliance with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), to develop a plan to “affirmatively further fair housing” (AFFH) and ensure that sites to address the lower income RHNA are dispersed more evenly across the city in relatively higher resource and income areas, Vallejo will identify or rezone additional sites suitable to accommodate lower-income housing at densities up to 30 du/ac. Specifically, these additional sites will be identified in neighborhoods such as those east of Highway 80 with existing higher median incomes. Development standards will be amended as appropriate to facilitate achieving maximum allowable densities.

~~The City, through the comprehensive General Plan and Zoning Code update, will expand opportunities for residential and mixed-use development. Through this process the City will offer regulatory incentives, such as expedited permit processing for projects that contain an affordable housing component. The City will also promote the availability of both the underutilized sites and regulatory incentives through the use of the City’s website, during preapplication meetings, and during other relevant community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.~~

### **Program B 2.1.23: Commercial Linkage Fee**

Commercial Linkage Fees (also known as ‘Jobs-Housing’ fees) are fees exacted from developers to ameliorate some of the housing impacts generated from commercial projects. The City ~~will~~ is currently exploring the feasibility of a Commercial Linkage Fee (as part of the study for the Inclusionary Housing Ordinance – Program B 2.1.1) that would provide an additional source of funding for affordable housing based on demand from construction of new commercial developments and the types of employment generated. Linkage fees can vary by development type, fee level, exemptions, options/thresholds, terms of payment, and results. Some of the elements in the Housing Impact Fee could include:

- Minimum square footage for commercial building subject to fee is 100,000
- Nexus study to calculate appropriate fee
- Creation of an affordable housing trust fund to be used to preserve and expand the supply of affordable housing

### **Program C 1.1.1: ~~Conversion Monitoring and Response Program~~ Preservation of At-Risk Housing Units**

~~The Housing and Community Development Division maintains annual monitoring of the status of units at risk of conversion to market rates through the State-mandated process for owners to provide notice of planned conversions. If notice is received, immediately contact qualified and interested non-profit organizations to begin developing plans to preserve, acquire, or replace the affordable units and~~

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~~notify tenants of affected properties of their rights and options. The City will consider additional outreach such as hosting workshops and distributing updated information on the web. The City will immediately investigate the status of Ascension Arms to ascertain the risk of conversion to market rate, and take immediate action to prevent conversion. The City shall maintain and update an affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:~~

- ~~• Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.~~
- ~~• Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.~~
- ~~• Reach out to agencies interested in purchasing and/or managing at-risk units.~~
- ~~• Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.~~

### Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)

~~Utilize available tax-exempt bond financing, Redevelopment Housing Set-Asides, CDBG and HOME funds, and Housing Authority reserves to acquire and preserve as affordable units at risk of converting to market rate. The City will seek funding, including using available CDBG, HOME funds, and other grant opportunities, to assist housing operators to acquire and preserve as affordable units at risk of converting to market rates.~~

### ~~Program D 1.1.2~~ D 1.1.1: Sweat-Equity Program for Homeownership

~~The City will consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair.~~

The City will consider ~~implementing a targeting~~ the program to provide financial ~~foreclosed or blighted dwellings and working with a nonprofit organization such as Habitat for Humanity, which specializes in sweat equity programs.~~ subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that needs significant repair. To develop the program, the City will:

- ~~• Meet with a nonprofit organization, such as Habitat for Humanity, which specializes in sweat equity programs by March 2025 to develop a potential program;~~
- ~~• Seek funding for rehabilitation assistance at least annually;~~
- ~~• Develop criteria for a potential program by December 2025;~~
- ~~• Distribute informational materials on the program through printed flyers provided to community organizations and placed in public buildings and facilities, particularly in neighborhoods with greater rehabilitation need.~~

### Program E 1.1.2: Senior Housing Needs

~~The City will identify the existing and future housing needs of senior citizens including the seniors displaced by the Casa de Vallejo fire. The City will conduct develop a senior citizen housing survey to understand, determine the needs of senior residents, for housing and care facilities for senior citizens~~

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~~by June 2026 and will distribute to senior housing. By December 2024, The survey results will help develop a priority list of senior housing needs. Based on the needs identified in the survey, the City will meet with affordable housing/senior housing developers and other senior housing advocates, such as Legal Services of Northern California, at least once to discuss available sites and senior needs in the community. Based on the results of the survey and discussions, the City may identify incentives to developers to provide housing, care choices and age-in-place options for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding). The City will then meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates at least annually, beginning in 2026, to assess whether the incentives are helping to meet senior housing needs or develop additional strategies.~~

### ~~Program E 1.1.7~~ **E 1.1.5: Support for Persons with Developmental Disabilities**

~~The City will coordinate housing activities and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities. Explore successful models implemented in other Bay Area cities that encourage the creation of housing for persons with developmental disabilities. Such models of housing for persons with developmental disabilities could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. Seek outside funding sources for housing construction and rehabilitation specifically targeted for housing for persons with disabilities. The City will implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities, such as developing informational brochures and directing people to service information on the City's website.~~

### **Program F 1.1.1: Housing Discrimination Monitoring and Referral Program**

Through its HUD-required affordable housing activities, the Vallejo Housing Authority publicizes fair housing requirements and the availability of assistance. The Housing Authority also uses public notices in English, Spanish and Tagalog, general circulation newspaper ads, and ads in a Spanish-language newspaper as well as a newsletter serving the Filipino community and outreach activities with community organizations. For Section 8 participants the Housing Authority accepts and investigates complaints of housing discrimination complaints and works with Fair Housing Napa Valley (FHNV) regarding incidences of housing discrimination complaints in other cases. ~~The City will continue to contract with FHNV or other entity to assist households alleging discrimination through tenant/landlord mediation, Fair Housing Napa Valley assists households alleging discrimination through tenant/landlord mediation and provides referrals to appropriate agencies, such as HUD or the California Civil Rights Department (previously California Department of Fair Employment and Housing), for further investigation and resolution of complaints when needed, and to conduct trainings for landlords and housing providers at least every other year on fair housing laws, rights, and responsibilities. The City also contracts with Fair Housing Advocates of Northern California (FHANC) for fair housing testing/audits and other services.~~

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### **Program ~~G 4.1.1~~ G 5.1.1: Rental Property Inspection Program**

Establish a program to regularly inspect multi-family rental housing units for code compliance, structural integrity, safety, and habitability. The program will focus on identifying and addressing substandard housing conditions, improving the quality of life for residents, and reducing health and safety risks, particularly in areas of high segregation and poverty areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1), including but not limited to, the Wilson Park neighborhood southwest of Solano Avenue, the area west of Sutter Street to the waterfront between Florida Street to the north and Curtola Parkway to the south, and the area north of Florida Street between Sonoma Boulevard and Amador Street along Broadway Street.

~~The City will present a resolution of intention to the City Council regarding a rental property inspection program. The City will conduct outreach to property program may include the following features: working with local apartment owners, tenants, rights and neighborhood groups advocates, and other stakeholders to ensure transparency and gather feedback on program design and implementation. the City will explore the development and implementation of a program to inspect rental properties and enforce basic code requirements to ensure that renter households enjoy decent, safe, and sanitary housing.~~

### **Program H 1.1.1: Neighborhood Park Access Program**

Based on the need for parks identified in the General Plan update, the City will encourage the development of public neighborhood or pocket parks for new subdivisions and will incorporate the goals of this program into new open space requirements as part of the ~~City-wide~~ City-wide Zoning Ordinance update. Through conditions of approval, development agreements, and/or mitigation measures identified in environmental review, the City will require that developers proposing to build parks and park facilities will do so concurrently with residential construction to ensure these amenities are available to existing and new residents within a reasonable amount of time from project approval.

### **Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan**

The City will continue to implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. The Specific Plans focuses on improvements to the physical environment through development standards and design guidelines, both for public improvements and for private developments. The City will encourage the development of affordable housing units to implement residential development as part of the Specific Plan goals, as well as community amenities such as streetscape improvements, greenspaces, active transportation infrastructure, and transit infrastructure such as shaded waiting areas with benches. The City will also update the Downtown Specific Plan during this planning period. Where possible, higher-density residential uses will be prioritized in portions of the specific plan areas that have more CalEnviroScreen or TCAC Environmental Domain scores that indicate a more positive environmental outcome.

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### **Program G 4.1.2 G 4.1.1: Crime Prevention Program Vallejo Community Public Safety Program**

The City will ~~consider developing a crime-free certificate program to target~~ continue the Vallejo Community Public Safety Program (VCPS) to work on and help rehabilitate existing and new multifamily complexes. ~~As part of the program, the City shall work with the Police Department to evaluate existing multifamily complexes and provide rehabilitation recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.~~ As part of the program, the City will collaborate with its Police Department to recommend and implement Crime Prevention Through Environmental Design (CPTED) measures at multi-family complexes to enhance safety and address crime concerns. The program is voluntary and intended to work with landlords to improve housing conditions. In addition, any new complexes are routed to the Police Department as part of initial review related to CPTED and changes are recommended that should be incorporated as part of the design.

### **Program H 2.1.4 H 2.1.1: Transit-Oriented Development (TOD)**

The City will implement the goals of the ~~Mare Island Specific Plan Waterfront Planned Development Master Plan, and Downtown Vallejo Specific Plan~~ and the Sonoma Boulevard Specific Plan to implement transit-oriented development (TOD). The City shall ~~actively support and encourage vacant sites or underutilized sites near transit stops or along major transit corridors to be rezoned to mixed-use designations by offering regulatory incentives such as relaxed development standards, building setbacks, height, Floor Area Ratios (FAR), and parking), to encourage transit-oriented development also~~ continue to implement Chapter 16.215 of the Vallejo Municipal Code to actively support TOD by offering up to a 25 percent increase in density and 25 percent increase in floor-area ratio for eligible projects. ~~The objective of these options to increase density and FAR~~ The purpose of TOD development is to stimulate the production of housing developments located near transit stations that include affordable units, promote access to opportunities, and increase public transit ridership and minimize automobile trips. TODs also strengthen local transit and promote infill, retail, employment, and residential development around existing and future transit stations, centers, and corridors.

### **1.3.1.2 COMBINED AND AMENDED PROGRAMS**

**Programs A 1.1.1, A 1.1.2, and H 4.1.3** from the existing Housing Element were combined as one program in the proposed Housing Element – **Program A 1.1.1: Land Inventory and RHNA Monitoring**

The City of Vallejo will continue to maintain a land inventory of parcels that allow residential development. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite permits when possible) that support the City's ability to meet its share of the regional housing need. In keeping with state "no net loss" provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory or with fewer units than listed in the sites inventory, the City will evaluate the availability of sites appropriate for all income levels to address the remaining Regional Housing Needs Allocation (RHNA) and, if necessary, shall rezone sufficient sites to accommodate the RHNA, ensuring that there is sufficient higher-density residential land available in areas throughout the city. This will include annually monitoring the pipeline projects (Table 5, Chapter 4), including

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affordability and progress toward completion in the planning period. If projects are under developing or not progressing toward completion in the planning period, including assumed affordability, by 2027, the City will identify or rezone additional sites as necessary to maintain adequate sites to accommodate the RHNA within one year.

The City will maintain the available sites inventory list on the City's website to support development of new affordable housing opportunities.

**Programs A 4.1.1 and H 4.1.1** from the existing Housing Element were combined and amended to create two programs in the proposed Housing Element – **Program H 4.1.1: Regulate for Housing Variety** and **Program H 4.1.2: Accessory Dwelling Units**

- **Program H 4.1.1: Regulate for Housing Variety**

The City will encourage a variety of housing types, including duplexes, townhomes, apartment buildings, and condominiums, in neighborhoods and new subdivisions and will identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small-lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

- **Program H 4.1.2: Accessory Dwelling Units**

The City will encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore to help reduce displacement risk for low-income households resulting from overpayment and facilitating mixed-income neighborhoods:

- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law. There is also a countywide website that provides information about ADUs. There is also a countywide website that provides information about ADUs.

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- Proactively advertise the benefits of ADUs by distributing multilingual informational materials on the benefits of ADUs in areas of high opportunity and limited rental opportunities to increase mobility for low-income households by posting flyers at the planning counter, library, and online, at least annually.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites to accommodate the unmet portion of the lower-income RHNA.
- Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.
- Provide information to ADU applicants about the Housing Choice Voucher program to promote the use of ADUs as rental housing for HCV holders. Target additional information and outreach to homes with ADUs in higher-income areas on the east side of the city to promote housing mobility for lower-income households.

**Programs B 1.1.1, D 1.1.3, D 1.1.4, and E 1.1.1** in the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance:**

- The Vallejo Housing Authority will continue to apply to the United States Department of Housing and Urban Development (HUD) for vouchers for extremely low-, very low-, and low-income households, making extremely low-income households a priority. Further, the Housing Authority will seek to expand housing mobility opportunities for voucher holders by continuing outreach and education efforts to landlords and voucher holders (including providing information on source of income discrimination), continuing the Family Self-Sufficiency (FSS) Program, conducting property manager meetings, and making regular presentations to the Solano Board of Realtors. A symposium is planned for Summer 2024. The City is inviting Fair Housing Advocates of Northern California (FHANC) to do a presentation to the owners at the symposium.

The Vallejo Housing Authority will continue to administer the FSS Program to encourage and facilitate housing mobility. The maximum number of participants for the Housing Authority program is 50. The City will advertise the program through distribution of printed or digital flyers to HCV households at least annually, or when there are available spots in the program.

**Programs B 2.1.1, B.2.1.4, and B 2.1.5** from the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program B 2.1.3: Seek Funding to Support Affordable Development:**

- Mitigate the loss of redevelopment funding for affordable housing by seeking to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self-Help Housing (CalHome Program), HOME funding, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low-, and low-income needs.

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The City is increasing and will continue to increase its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying City resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

**Programs B 2.1.2 and H 4.1.2** in the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program B 2.1.1: Inclusionary Housing Ordinance:**

- The development of market-rate housing may attract higher-income households, which may in turn create lower-paying jobs in the service and retail industries, resulting in demand for affordable housing. In addition, it uses available vacant or under-utilized parcels with then negatively impacts the availability of such land for affordable housing. Fees are typically based on an assessment, or ‘Nexus’ study, of the extent to which the development of new market-rate housing generates additional demand for affordable housing. To address the need for affordable housing, and as outlined by the City’s Housing Strategy, the City will prepare a nexus study, research an inclusionary housing ordinance, and seek developer input prior to drafting an ordinance. This ordinance will identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:
  - Limiting the application of the ordinance to developments exceeding a certain size.
  - Percentage of housing units required to be set aside as affordable.
  - Design and building requirements.
  - Timing of affordable unit construction.
  - Determination of a fee in lieu of developing affordable units.
  - Developer incentives, such as fee deferrals.
  - Administration of affordability control.

The City will encourage housing developers to incorporate affordable units into the larger housing projects to facilitate mixed-income housing developments.

**Programs E 1.1.3 and E 1.1.4** from the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program E 1.1.3: Homeless/Unhoused Needs**

The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on the financial assistance and programs available. The City will continue to be an active member on the Community Action

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Partnership of Solano County Board (CAP Solano), a joint-powers authority, to coordinate homeless services and develop a regional response to homeless needs.

The City will also partner with local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services. The City will annually apply for grants where appropriate or will encourage and work with local and regional nonprofit organizations that wish to apply for such grants.

**Programs E 1.1.5 and E 1.1.6** in the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program E 1.1.4: Reasonable Accommodations and Universal Design**

Pursuant to Government Code Section 65583(c)(3), the City will continue to provide a Universal Design Checklist for developers to inform them of design features that can be incorporated into new houses, condominiums, and townhomes to facilitate accessibility for occupants and visitors. Information will continue to be provided on Universal Design on the Planning Division’s website, at the Planning Division’s information counter, and at the Building Division’s permit counters.

The City will also revise exemptions to reasonable accommodation requests and findings for reasonable accommodation requests, to ensure they do not pose any barriers to housing for persons with disabilities. Specifically, the City will revise the Zoning Code to remove the following existing finding to ensure the findings are objective:

- The design and location of the accommodation is done in a way to minimize impacts on neighboring properties and the design character of the neighborhood to the extent reasonably feasible.

Specifically, the City will revise the Zoning Code to allow exemptions for the following development standards if the findings for reasonable accommodation can be made:

- Lot area, width, or depth;
- Maximum number of stories;
- Minimum or maximum residential density;
- Maximum floor-area ratio (FAR).

**Programs A 3.1.1 and E 1.1.8** from the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program A 3.1.1: Removal of Governmental Constraints**

- The City will amend the Zoning Code to review and revise standards related to the following uses to comply with State law.
  - a. **Residential Care Facilities:** Review all Residential Care Facility definitions, how each use is allowed, and standards in Ch. 16.334 in City Zoning Code and revise for consistency with state law (Health and Safety Code Sections 1267.8, 1566.3, and

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1568.08), including allowing this use as a residential use similar to other residential uses of the same type in the same zone. In addition, review open space requirements for compliance with State law (Health and Safety Code Sections 1267.8, 1566.3, and 1568.08) to ensure they do not unduly restrict development of residential care facilities.

- b. **Emergency Shelters:** Allow emergency shelters without a conditional use permit or other discretionary permit as required by Government Code Section 65583(a)(4) in zones that allow residential uses that include sites that are in proximity to transportation and services, with appropriate development standards, and that contain sufficient capacity per capacity analysis required by state law. Update the definition of emergency shelter to comply with current state law to expand the definition of emergency shelter to include interim interventions, including, but not limited to, navigation centers, bridge housing, and respite or recuperative care. Update standards for emergency shelters, including parking requirements, requirement for submittal and review of a management plan and any other updates needed for consistency with State law.
- c. **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662).
- d. **Transitional and Supportive Housing:** Allow as transitional and supportive housing in the same manner as other residential uses as an allowed use in the Office and Medical zoning districts and in addition, amend zoning to permit permanent supportive housing in zones allowing multifamily uses without discretionary action and in compliance with Government Code Section 65651.
- e. **Accessory Dwelling Units:** Ensure the Zoning Code maintains consistency with the latest state legislation related to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), including current legislation that permits ADUs and JADUs in all zones that permit single-family or multifamily uses, specifically the Office and Medical zone districts, in accordance with California Government Code Section 65852.2. The City currently defers to state law regarding ADUs and JADUs until the local ordinance is updated to be consistent with state ADU law.
- f. **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Em-

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ployee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

- g. **Single-Room Occupancy Units:** Amend the Zoning Code to only require on-site management in single-room occupancy projects that include 16 or more units/rooms and/rooms and to remove the occupancy requirement of no more than 2 persons per SRO unit.

**Programs G 1.1.1, G 2.1.1, G 5.1.1, and G 5.1.2** from the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program G 3.1.1: Code Enforcement Program**

The City will develop a proactive code enforcement policy for ensuring compliance with building and property maintenance codes, which will include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns. The City will continue to ensure compliance with building and property maintenance codes. To work towards this, code enforcement has recently been moved from the Police Department to Planning and Development Services to better address blight and property maintenance. The City Council also recently added four positions to the code enforcement staff. To ensure the City has an accurate percentage of the homes in need of rehabilitation and replacement, the City will seek funding to complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conservation, acquisition, and rehabilitation, and mitigate potential costs, displacement, and relocation impacts on residents. These measures may include, but are not limited to:

- Streamline permit review for home repairs on housing units identified during the conditions survey, when implemented.
- Seek funding to offer relocation assistance or require landlords or property owners to offer assistance to low-income tenants displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see Program G1.1.1).

In addition to neighborhoods identified in the Housing Condition Survey, the City will target outreach in higher-poverty neighborhoods with known rehabilitation need, including the neighborhoods between Florida Street and Curtola Parkway, as well as the communities around Washington Park and Gibson Park, and areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1).

**Programs G 1.1.2 and H 1.1.2** in the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program F 1.1.2: Improve Access to Resources**

The City shall take the following actions to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

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- Evaluate proposals for higher-density residential development as projects are proposed to determine what, if any, project-serving retail or services the city could suggest be incorporated into the project or concurrently developed adjacent to the project. Examples of services include, but are not limited to, service commercial uses, carpool facilities, and childcare.
- Meet with school district representatives by December 2025 to analyze whether housing security poses a barrier to student achievement or teacher recruitment and retention. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and industrial uses and highways, and working with developers as projects are proposed to mitigate impacts associated with traffic and industrial emissions. Prioritize buffers in areas with high CalEnviroScreen scores, including all of South Vallejo and Mare Island, the neighborhood adjacent to the Vallejo Ferry Terminal east to Amador Street and north to Mare Island Causeway, and the areas adjacent to Six Flags Discovery Kingdom and White Slough.
- Pursue annual funding for urban greening projects that aim to increase the city's tree canopy. As funding becomes available, prioritize planting native street trees in areas with low Tree Equity Scores (75 or below).
- Pursue funding and focus on neighborhoods in the lowest opportunity areas for rehabilitation, parks, transit, and active transportation investments. Develop a priority list of projects in high-need areas, based on criteria such as environmental justice community designations and the proportion of low- to moderate-income households.
- Enhance access to parks and community centers so that all residents are within a ten-minute walk of these amenities. Prioritize the development of new community facilities, pocket parks, and public green spaces in high-need areas, and renovate existing parks to improve accessibility and usability.
- To improve economic conditions and reduce the risk of displacement in areas of high segregation and poverty, as well as other high-poverty areas of the city, conduct targeted outreach by December 2026 to identify the economic development resources and programs that best address community needs. Based on community feedback, collaborate with the Economic Development Commission, Solano Community College, the Workforce Development Board of Solano County, and other organizations to host outreach events, such as job fairs and information sessions about job training opportunities. Aim to host at least two events per year, including one event per year in these areas.
- Identify resources available for residents during extreme weather events, such as cooling centers and clean air centers, and develop an informational guide. Publish the guide in English,

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Spanish, and Tagalog on the City's website, social media platforms, and in public buildings by December 2025.

- Continue advancing planning efforts to promote sustainable transportation options and improve road safety, particularly in lower-income and high-poverty areas. Key initiatives include:
  - Completing a Vision Zero Plan and Corridor Study by June 2026.
  - Updating the 2013 Traffic Calming Toolbox Program by June 2026.
  - Conducting a feasibility study for connecting Vallejo to the Sonoma Marin Area Rail Transit (SMART) system by June 2026.
- Continue partnering with and funding the City's participation in the Solano Sustainable Transportation Equity Project (Sol STEP). This project will engage in public outreach on sustainable transportation and the Community-Based Transportation Plan, while also helping to create student career pathways into transportation professions.
- Continue implementing infrastructure projects from the Capital Improvement Plan (CIP) that serve areas of high segregation and poverty. Seek additional funding as needed to ensure the completion of these projects during the implementation process. Key projects in these areas include, but are not limited to:
  - Clean CA Georgia Street Beautification and Cleanup: This project will install pedestrian-backed seating benches for comfort along walkways, solar lighting to enhance security and safety, and anti-littering signage to support expanded cleanup efforts targeting excessive litter and debris.
  - Lake Dalwigk Park Improvements: This project will enhance the park's ADA accessibility, pedestrian pathways, and sustainability features.
  - Roadway and Crossing Improvements: This project will include pavement upgrades on Tennessee Street, installation of high-intensity activated crosswalk (HAWK) beacons at six locations throughout the city, and citywide installation of solar street lighting
- Work with Solano Mobility to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the City's website, social media, and in public buildings by January 2025, updated at least annually thereafter as needed, to help connect seniors, low-income individuals, and other residents to services.

**Programs A 3.1.1, H 3.1.1 and H.3.1.2** in the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program H 3.1.1: Objective Standards**

The City will update the required findings for housing projects for minor and major use permits, particularly findings 4 and 5 as identified in the Constraints section (Chapter 4), to be objective, and will review findings for development and design review for housing projects, particularly findings 5 and 6

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of the development review findings and finding 4 of the design review findings as identified in the Constraints section, to ensure they are objective.

**Programs I 1.1.1, I 1.1.2, and I 1.1.3** in the existing Housing Element were combined and amended as one program in the proposed Housing Element – **Program I 1.1.1: Promote Energy and Water Conservation**

Promote energy efficiency in existing housing and new development:

- Continue and establish new partnerships with local utility providers and other organizations to promote participation in available energy-efficiency and home weatherization programs (e.g., BayREN, HERO and California Frist, PACE, Rising Sun’s California Youth Energy Services [CYES]; PG&E Comfort Home Program; rebates for energy-efficient appliances). Educate at least 50 homeowners and tenants of multi-family housing annually about weatherization projects and the cost savings gained from energy efficient homes through training programs and other outreach efforts offered in English, Spanish, and Tagalog. Prioritize outreach in communities that are considered Disadvantaged under SB 535 as well as other low-resource areas of the City.
- Provide information on the City website and through printed materials at City Hall on the following programs:
  - PG&E's Energy Savings Assistance Program for low-income households who want to make their homes energy efficient;
  - The Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety;
  - California’s Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents; and
  - Marin Clean Energy’s (MCE) residential home energy assessment and electrification programs for single- and multi-family buildings, heat pump water heater contractor rebates, and Low Income Families & Tenants (LIFT) program.
- Enforce the Green Building Code (Cal-Green) to facilitate the implementation of green building features in new housing units.
- Develop a brochure to provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance.
- Provide incentives, such as project expediting, and conduct a study of fee reductions to encourage the implementation of features that exceed Cal-Green standards.

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### 1.3.2 New Programs

The following 11 new programs are additions to the existing Housing Element and are not included in Table 1-3. Of these, only Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, would result in a physical change to the environment. For the purposes of this Addendum, details regarding parties responsible for implementation, funding objectives, and implementation timelines have been omitted, as they do not affect the environmental analysis. For the full language of these programs, including implementation timelines, please refer to the Housing Element.

#### Program A 1.1.4: Government-Owned Sites

As specified in Chapter 4, the Housing Element is relying on six parcels that are owned by the City of Vallejo to satisfy 346 units of its lower-income, 293 of its moderate-income and 209 of its above moderate-income RHNA allocation. Three of these have been declared surplus (Sites 62, 63 and 86), and three are intended to be taken through the surplus lands process (Sites 87, 88 and 89). It should be noted that two of these sites are less than 0.5 acres so are considered small sites. It should be noted that two of these sites are less than 0.5 acres so are considered small sites. If a plan for housing development on the two small parcels is not underway by December 2026, with building permits issued by December 2027, and similarly, for the other four parcels, if a plan for housing development is not underway by first quarter 2027 (with building permits on track issuance by December 2029), the end of 2028 the City will identify additional sites for housing, accordingly, including rezoning sites to address the RHNA if needed.

In accordance with the Surplus Lands Act (SLA), the City will offer City-owned sites that are declared surplus for development projects that include housing units affordable to lower income households. All sites are presently suitably zoned, and those already designated surplus are available, for development. The anticipated timelines for development are listed in the Timeframe section below. The process to make City-owned sites available will include outreach to affordable housing developers that can maximize the opportunities and number of units. The City will facilitate development by complying with State Density Bonus Law to provide concessions and/or incentives, as described in Program E 1.1.1 and E 1.1.6, as appropriate. The City will continue to use the SLA process to pursue affordable housing projects in the City. The City will require an affordability covenant recorded against the land stipulating a specified percent of the total units developed will be affordable to lower-income households, in accordance with State law. The City will comply with State law to implement the SLA process as follows:

- The City declares land “surplus” in accordance with the definition listed in Government Code, Section 54221, subdivision (b)(1).
- The City prepares and issues a Notice of Availability (NOA) to the required parties and provides 60 days to receive responses from interested parties.
- The City negotiates in good faith with any respondents for at least 90 days, prioritizing affordable housing uses in the order provided in Government Code section 54227.
- The City sends the proposed disposition, if any, to the State for review.

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- The City addresses any State findings, as needed.
- Upon final State approval, the City will execute a sale or lease of the land and records an affordability covenant.

### Program A 1.1.5: Small Site Development

The City shall actively work with local property owners and developers to encourage development and assist, where appropriate, in the assembly of small privately-owned parcels (including infill parcels) for residential projects, particularly as related to parcels listed in the sites inventory and parcels with multiple owners. There is one set of parcels that this program would apply to in the inventory – Sites 74, 75, 76, 77 and 78. These parcels all have the same owner and a project is pending to develop affordable units on the site. The City will continue to work with the property owner to facilitate the development of affordable housing on any other sites, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2025, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when/if it is available.

### Program A 1.1.6: Rezoning and Redesignations to Maintain Surplus Capacity for Lower-Income Units

Redesignate and rezone Housing Inventory Sites #41 (APN 0052110140), #42 (APN 0051250230), and #55 (APN 0069032240) to ensure the City maintains a surplus capacity of at least 132 lower-income housing units as shown on Table 6 of the Housing Element. The zoning district applied to these sites will be RHD (and the General Plan land use designation applied will be R-MF) with a maximum of 40 dwelling units per acre, with a minimum density of 20 dwelling units per acre. With the proposed allowed density, each site will permit at least 16 units on the site. All of these sites shall be designated for residential use only. Implementation will include meeting all the requirements per Government Code section 65583.2, subdivisions (h) and (i). Development standards will be established or modified as needed, to facilitate development to achieve maximum density.

*Please note that the zoning provisions related to minimum density and residential-only development are not being adopted concurrently with the Housing Element. Instead, these provisions will be brought to City Council for consideration by July 31, 2025, in alignment with the full program language outlined in the Housing Element.*

### Program A 1.1.7: Sites Included in Previous Housing Elements

As specified in Table 4, some parcels have been included in the land inventories of the 5th Cycle and/or 4th Cycle Vallejo Housing Elements as suitable to address the City's RHNA allocation. Per Government Code Section 65583.2(c), to continue to include these parcels in the lower income portion of the land inventory for this 6th Cycle Housing Element, the City will commit to update all required Zoning Code and General Plan provisions to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right" (Government Code Section 65583.2 (i)).

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### **Program A 4.1.1: Preliminary Applications (Senate Bill [SB] 330) and Streamlined Approval (SB 35)**

The City has adopted the Preliminary Application Form developed by the California Department of Housing and Community Development (HCD), pursuant to Government Code Sections 65941.1, 659095.05, 65913.10, 66300, and 65589.5 (SB 330). The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the Government Code Section 65913.4 (SB 35) streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

### **Program C 1.1.3: Replacement of Existing Affordable Units**

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished within the previous five years

### **Program E 1.1.1: Incentives for Special-Needs Housing**

The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups, including persons with physical and developmental disabilities, single-parent and female-headed households, large families, farmworker housing, extremely low-income households, seniors, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities:

- Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations of this include seniors; persons with disabilities, including developmental disabilities; single parent and female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.
- Promote the use of the density bonus ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in relatively higher resource and income areas and areas with limited rental opportunities currently.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans or planned development zoning districts resulting in parcel sizes that enable

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affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households where appropriate.

- Give priority to permit processing for projects providing affordable housing for special-needs groups.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects. Meet with service providers as opportunities arise to discuss possibilities to expand supportive housing.
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed households of all income levels (consider possible incentives such as, reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.
- Work with nonprofit and for-profit affordable housing developers, including farmworker housing developers, to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.
- Pursue partnerships with the North Bay Regional Center, or other entities to identifying funding opportunities and promote housing for persons with disabilities
- Provide technical support and offer incentives to housing developers in the application of funds for farmworkers housing, including HCD or USDA Rural Development loans and grants. The City will also offer, or continue to offer, incentives such as density bonuses, streamlined process, and the minor deviation process to facilitate development of farmworker housing.
- Annually monitor the status of farmworker housing as part of the annual report to HCD and evaluate if City incentives are effective in facilitating the provision of farmworker housing. The City will make necessary changes to enhance opportunities and incentives for farmworker housing development as needed

### **Program E 1.1.6: Extremely Low-Income Housing**

The City will encourage additional housing resources for extremely low-income residents, particularly seniors, farmworkers, and persons with physical or developmental disabilities, through a variety of actions, including:

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- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City’s identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives where feasible for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families needing emergency/transitional housing. Successful implementation of Vallejo’s programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, State, County, and private sources. The Financial Resources section of the Housing Element in Chapter 4 identifies the primary affordable housing funding programs available to Vallejo. In addition to applying for funds directly available to municipalities, Vallejo plays an important role in supporting and assisting developers in securing outside funds. City involvement may include review of financial proforma analyses; provision of demographic, market, and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many “third party” grants may also require some form of local financial commitment.
- Use above-referenced funding efforts to:
  - Support the City’s housing goals, policies, and programs including providing ADUs, alternative housing types, integration of housing into commercial areas, rehabilitation and preservation of housing, including subsidized housing, incentivizing affordable housing, infill housing, and furthering access to housing opportunities throughout Vallejo.
  - Increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family households.
- To increase available incentives, take additional actions which may include, but not be limited to:
  - Work to obtain utility fee credits, fee waivers, grants, tax credits, and other financial assistance if and when available.
  - Work with Vallejo Water Department and Vallejo Flood and Wastewater District, to reduce or waive fees for utility installations for affordable housing units, ADUs, and JADUs.
  - Allow for City development impact fees to be deferred until issuance of a certificate of occupancy for developers providing affordable or special needs housing. On a case-by-case basis, investigate the possibility of extending fee deferrals beyond issuance of a certificate of occupancy to allow developers of affordable housing to amortize the fees over a longer period of time.
  - In addition, if an inclusionary housing ordinance is adopted, it will be one of the additional incentives (see Program B 2.1.1).

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### Program F 1.1.3: Renter Protection and Housing Stability Program

The City will present a suite of programs or ordinances designed to enhance renter protection and housing stability to City Council for their consideration that include but will not be limited to rent stabilization, just cause for eviction protections, tenant anti-harassment protections, and tenants' right to counsel, with further protections to be considered. The goal of these programs is to protect residents from displacement, enhance household and community stability, and ensure greater certainty and fairness in the City's residential rental market.

Before adopting any programs or ordinances, the City will conduct a market and feasibility study to assess the potential impact of the programs on the local rental market. The findings from this study will help the City predict policy outcomes, balance tenant protections with housing development, and gain stakeholder support for the initiatives.

Outreach efforts will target all property owners and residents, with a focus on neighborhoods most at risk of displacement, including those areas mapped as Overcrowded Households in the Region (see Appendix 3, Figure 3-35) and more particularly those areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1 ). Outreach will also involve organizations working closely with affected communities, such as legal service providers, fair housing organizations, and community-based groups.

In early 2028, the City will evaluate the effectiveness of programs in promoting renter protections and tenant stability and establish additional measures within one year. As part of this process, the City will conduct outreach in targeted areas through a variety of methods and consider and incorporate comments as appropriate.

### Program G 2.1.1: Housing Rehabilitation Program

The City will continue to facilitate place-based revitalization and housing preservation by doing the following:

- Continue, as available, to provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes.
- Give priority for participation in this program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents.
- Continue to implement the Neighborhood Law Program to collaborate with City departments, outside governmental agencies, and Vallejo residents to address and eliminate blight and nuisance conditions throughout the city.
- Make informational materials about rehabilitation assistance programs available in English, Spanish, and Tagalog on the City's website by December 2026 and printed materials in City buildings and distributed to community organizations by June 2026. Distribute materials at local events (i.e., farmers' markets) and in local buildings (i.e., libraries) at least annually.
- Target outreach in neighborhoods with the greatest rehabilitation need and lower incomes including the neighborhoods between Florida Street and Curtola Parkway, as well as the

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communities around Washington Park and Gibson Park, and areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1).

- Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information on the City's website.
- Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.

### **Program H 5.1.1: City-Led Workshops for Ongoing Community Engagement**

The City will coordinate regular public workshops on various topics to promote public education and engagement on ongoing housing issues and to create a regular opportunity to receive input from the community. The City will use a variety of outreach methods including e-mail messages, social media, flyers at key community locations, printed mailers, and coordination with community organizations and social service agencies to ensure widespread awareness of the workshops. The City will target additional outreach to lower-income areas of the city and areas of High Segregation and Poverty. Workshop topics may include, but are not limited to, ADUs, requesting reasonable accommodation, tenants' rights and legal aid resources to help prevent displacement, and universal design. Workshop topics and implementation strategy will be adjusted as needed throughout the planning period

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### 1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously certified EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1) to (3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
  - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

#### 1.4.1 Rationale for Preparing an EIR Addendum

Since the adoption of the General Plan EIR in 2017 there have been changes to the CEQA Guidelines regarding analyzing environmental topics (e.g., energy, wildfire, etc.). This Addendum serves to analyze these changes and determine whether the proposed project would result in significant changes that

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were not analyzed or considered in the General Plan EIR. Table 1-4, *High-Level CEQA Changes*, summarizes the high-level CEQA changes that have occurred since the adoption of the General Plan EIR. Table 1-4 also provides an analysis of these changes to the proposed project

Because all the Rezoning Sites listed in Table 1-2 are currently designated and zoned for medium density residential development, the proposed increase in density would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. Physical development impacts are addressed through policies in the General Plan, the City's municipal code, and adopted engineering standards. As all future development projects must be consistent with the General Plan, as well as the associated municipal code and engineering standards, and physical impacts from development were anticipated in the General Plan EIR, the proposed project does not meet any of the conditions outlined in CEQA Guidelines Section 15162 that would require a subsequent EIR.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

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**Table 1-4 High-Level CEQA Changes**

Topic	Date	Overview	Analysis
<b>Energy</b>			
Amendments to the CEQA Guidelines	2019	<p>The revised CEQA Guidelines (“Guidelines”) added a new impact category – “Energy” – to Appendix G, incorporating the changes to Section 15126.2(b).</p> <p>Section 15126.2(b) was added to the Guidelines to capture the requirements in Appendix F (Energy Conservation). The section requires an analysis of a project’s energy use to determine if the project will result in significant effects due to wasteful, inefficient, or unnecessary use of energy.</p> <p>This analysis should include the project’s energy use for all project phases and components, including transportation-related energy, during construction and operation. This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project—a full “lifecycle” analysis that would account for energy used in building materials and consumer products is generally not be required.</p> <p>A new question was also added to the CEQA Guidelines Checklist related to the use of energy resources and potential conflicts with State or local plans for renewable energy or energy efficiency.</p>	<p>The General Plan EIR analyzes whether the General Plan would result in wasteful, inefficient, and unnecessary consumption of energy under Impact UTIL-13 in Chapter 4.13, Utilities and Service System, in the General Plan EIR. Impact UTIL-13 also analyzes energy impacts for construction, operation, transportation, and utilities.</p> <p>While the General Plan EIR does not specifically analyze energy resource use or potential conflicts with state or local renewable energy and energy efficiency plans, Impact GHG-2 includes a consistency table that aligns with the General Plan and the energy goals outlined in the Vallejo Climate Action Plan. Additionally, the General Plan features Policy NBE-1.15, which encourages existing developments and new uses to reduce energy consumption and enhance energy efficiency. These policies will apply to residential development under the proposed Housing Element.</p>
<b>Climate Change</b>			
Amendments to the CEQA Guidelines	2019	<p>CEQA Guidelines Section 15064.4, Determining the Significance of Impacts from Greenhouse Gas Emissions, was amended in the following manner:</p> <p><b>Subsection (a)</b> of the Guidelines was revised to replace the word “should” with “shall” with regard to a lead agency’s duty to make a good-faith effort to estimate or describe a project’s greenhouse gas (GHG) emissions. The California Natural Resources Agency (“Agency”) made this change to clarify that lead agencies must not just provide information regarding climate change but decide whether a project’s GHG emissions are significant.</p> <p><b>Subsection (b)</b> of the Guidelines was revised to add four new sentences.</p> <ul style="list-style-type: none"> <li>The first sentence clarifies that the focus of analysis must be on the project’s <i>effect on</i> climate change, not simply a quantification of emissions and/or comparison of how a project’s emissions compare to statewide or global emissions. The Agency also clarified that only a project’s “reasonably foreseeable incremental contribution” to the effects of climate change need be evaluated, and that lead agencies need not and should not speculate.</li> <li>The second sentence clarifies that a project’s incremental contribution may be cumulatively considerable <i>even if it appears relatively</i></li> </ul>	<p>GHG emissions are analyzed in the General Plan EIR’s Chapter 4.6, Greenhouse Gas Emissions.</p> <p>Impact GHG-1 addresses the General Plan effects on climate change at a program level. Impact GHG-1 considers the cumulative and considerable contributions of the General Plan and determines impacts to be significant and unavoidable. Impact GHG-1 selects a timeframe for their analysis as the General Plan has a 2040 planning horizon year. The General Plan EIR’s Chapter 4.6, Greenhouse Gas Emissions, does indeed incorporate current scientific understanding and State regulatory frameworks, ensuring that its analysis reflects the latest developments in climate science and regulations.</p> <p>Impact GHG-2 evaluates the General Plan’s impacts by considering its consistency with the State’s long-term climate goals, such as the California Air Resources Board’s (CARB’s) Scoping Plan and the Vallejo Climate Action Plan.</p>

## 1. Addendum to the Certified General Plan EIR

Topic	Date	Overview	Analysis
		<p><i>small</i> compared to statewide, national, or global emissions.</p> <ul style="list-style-type: none"> <li>The third sentence requires lead agencies to consider a timeframe for the analysis that is appropriate for the project, perhaps driven by a project's intended life or by the length of time over which it will be implemented.</li> <li>The fourth sentence clarifies that a lead agency's analysis must reasonably reflect evolving scientific knowledge and state regulatory schemes so as to "stay in step with evolving scientific knowledge and state regulatory schemes."</li> </ul> <p><b>Subsection (b)(3)</b> of the Guidelines was amended to clarify that in determining the significance of a project's impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is consistent with those plans, goals, or strategies. As the Court stated in <i>Center for Biological Diversity v. Dept. of Fish &amp; Wildlife</i> (2015) 62 Cal.4th 204, 227, lead agencies must establish through substantial evidence "a quantitative equivalence" between a given statewide plan's comparison and the EIR's project-level comparison.</p> <p><b>Subsection (c)</b> of the Guidelines mainly reflects language previously located in subsection (a)(1) regarding a lead agency's discretion to select a model or methodology to quantify emissions. The Agency meant to clarify that models play a role not only in estimating a project's GHG emissions, but also in determining baseline emissions and applying thresholds. As noted by the Agency, when a single quantitative method is used, the lead agency must research and document the quantitative parameters essential to that method. (<i>Center for Biological Diversity v. Dept. of Fish &amp; Wildlife</i> (2015) 62 Cal.4th 204, 228)</p>	
Senate Bill 32		<p>Senate Bill (SB) 32 requires that CARB, in its next update to the Assembly Bill (AB) 32 Scoping Plan "ensure that statewide GHG emissions are reduced to at least 40 percent below the statewide GHG emissions limit no later than December 31, 2030" (new Health and Safety Code Section 38566).</p> <p>While not a CEQA bill, SB 32 relates to CEQA in that the 2030 target will also carry over to CEQA analyses and CARB's emissions-reduction target will figure into GHG thresholds of significance for CEQA documents at the lead agency level.</p>	<p>SB 32 required CARB to prepare another update to the Scoping Plan to address the 2030 target for the state.</p> <p>As mentioned, this regulation does not directly affect GHG impacts but rather directs CARB to set GHG thresholds of significance with SB 32. It is up to the lead agency to establish thresholds for GHG impacts. Additionally, the General Plan EIR has already assessed GHG impacts as noted previously.</p>
<b>Wildfire</b>			

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Topic	Date	Overview	Analysis
Amendments to the CEQA Guidelines	2019	<p>A new Section XX was added to Appendix G of the CEQA Guidelines to address the need to evaluate wildfire impacts. This section focuses on whether projects in or near state responsibility areas (where the State has financial responsibility of preventing and suppressing fires), or lands classified as very high fire severity zones by local agencies, would:</p> <ul style="list-style-type: none"> <li>• “Substantially impair an adopted emergency response plan or emergency evacuation plan;”</li> <li>• “Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;”</li> <li>• “Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment;” or</li> <li>• “Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.”</li> </ul> <p>CalFire publishes Fire Hazard Severity Zone Maps for all regions. Lead agencies and project proponents can review the CAL FIRE maps to determine whether a given project site will be subject to the new CEQA Guidelines relative to wildfire impacts analysis.</p>	<p>According to CalFire mapping, Vallejo is not within a Fire Hazard Severity Zone State Responsibility Area (CAL FIRE 2023). However, there are portions designated as Moderate and High Fire Hazard Severity Zones in Local Responsibility Areas (CAL FIRE 2007).</p> <p>Chapter 4.7, Hazards and Hazardous Materials, in the General Plan EIR, includes existing conditions and analysis regarding wildfire impacts. Impact HAZ-7 in the General Plan EIR analyzes whether the General Plan would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impact HAZ-8 analyzes whether the General Plan would expose people or structures to significant loss from wildfires. Impact HAZ-8 also analyzes if new development in the General Plan would be subject to the effects of geologic hazards such as wildfire risks. Impact HAZ-8 also notes compliance with applicable federal, State, and local laws and regulations. Any future development that may occur from the proposed Housing Element would also be required to follow these State and local regulations that would reduce fire impacts.</p>
Senate Bill 1260	2018	<p>SB 1260 established additional requirements for local general plans and subdivisions relative to regulating new development in Very High Hazard Fire Severity Zones and the review of Safety Elements, regulatory standards, and subdivision maps by CalFire. This bill provided that CalFire's Vegetation Treatment Program Programmatic EIR, when certified, serve as the programmatic environmental document for prescribed fires initiated by a third party authorized by CAL FIRE.</p>	<p>This would not affect the proposed Housing Element (see analysis above).</p>
Senate Bill 1241	2013	<p>SB 1241 amended the General Plan Safety Element requirements for State Responsibility Areas (SRAs) and Very High Fire Hazard Severity Zones and required the Safety Element, at the next revision of the Housing Element, on or after January 1, 2014, and thereafter upon each revision of the Housing Element, to be reviewed and updated as necessary to address the risk of fire in SRAs and Very High Fire Hazard Severity Zones, considering a variety of factors. SB 1241 requires the Governor's Office of Planning and Research (OPR), on or after January 1, 2013, in cooperation with CalFire, to prepare, develop, and transmit to the Secretary of the Natural Resources Agency recommended proposed amendments to the Initial Study checklist for the</p>	<p>This would not affect the City of Vallejo nor its proposed Housing Element as the city is not within a Very High Fire Hazard Severity Zone within the SRA (see analysis above).</p>

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Topic	Date	Overview	Analysis
		<p>inclusion of questions related to fire hazard impacts for projects in SRAs and Very High Fire Hazard Severity Zones. The Secretary was required to adopt revisions to the Initial Study checklist in this regard.</p>	
<b>Housing/Land Use</b>			
<p>Assembly Bill 1739</p>	<p>2014</p>	<p>This bill was part of the 2014 groundwater management legislation package (other bills were SB 1168 and SB 1319) and addresses the formation and responsibility of "groundwater sustainability agencies." Water Code Section 10736.2 established a new statutory exemption for "any action or failure to act" by the State Water Resources Control Board under its authority to review proposed groundwater sustainability plans and to designate a basin as a probationary basin.</p> <p>CEQA still applies to the adoption or amendment of an interim plan pursuant to Section 10735.8 of the Water Code.</p> <p>This bill provided CEQA exemptions for the preparation and adoption of Groundwater Sustainability Plans</p>	<p>As the proposed project is a Housing Element update, this regulation does not apply, nor does it affect impacts.</p> <p>The General Plan EIR analyzes groundwater under Impact HYDRO-2, which determined that the buildout from the existing General Plan would not result in significant impacts to groundwater resources.</p>

## 2. CEQA Analysis

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### 2.1 ENVIRONMENTAL ANALYSIS

The City of Vallejo's General Plan contains policies related to land use, circulation, conservation, open space, safety, noise, healthy community, arts and culture, historic preservation, and economic development (Vallejo 2017). The General Plan is designed to be self-mitigating by incorporating policies and actions that address and reduce environmental impacts related to implementing the General Plan, such as zoning codes and design standards.

Table 1-3 shows that most of the existing Housing Element programs would continue with minor modifications to the proposed project. The proposed Housing Element includes 38 total programs, 14 amended programs, 13 combined programs, and 11 new programs. The programs were modified to comply with State law, reflect current conditions and demand, or to combine programs with similar intent to aid in implementation. Those modified for State law can already be implemented and represent the existing condition. Of the proposed Housing Element programs, two programs were found to result in physical change: Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, and Program A 3.1.1, Removal of Governmental Constraints.

#### 2.1.1 Analysis of Programs

As shown in Table 1-2, the proposed Housing Element would result in rezoning and redesignation to meet the City's RHNA due to Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units. In addition, Program A 3.1.1, Removal of Governmental Constraints, would include amendments to the City's Municipal Code. These changes to facilitate housing development are made to be consistent with State housing law. As Program A 3.1.1 reflects existing State laws, they are effectively already in place and can be requested by any applicant. As such, there is no significant change between the existing condition and the proposed project. The proposed change to the Municipal Code for Program A 3.1.1 is being made solely to address a requirement by HCD that the City's Municipal Code mirror State law.

##### ***Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units***

Program A 1.1.6 aims to address the lower-income RHNA of 1,059 units by amending the Zoning Ordinance and General Plan. The program involves redesignating and rezoning three parcels (see Table 1-2) to Residential High Density (RHD) zoning and Primarily Multifamily Designation (R-MF) land use, ensuring they are zoned for up to 40 dwelling units per acre.

The units identified in the proposed Housing Element are not expected to exceed the City's population and housing estimates mentioned in the General Plan EIR. The General Plan EIR states that the General Plan would accommodate up to 142,744 persons and 53,250 housing units by 2040 (Vallejo 2016, pg. 3-32). The existing population and housing units estimates for the City of Vallejo are 121,558 people and 45,715 housing units (DOF 2024), or approximately 15 percent, and 14 percent below the figures analyzed in the General Plan

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EIR respectively. The proposed Housing Element would result in the potential for an additional 2,448 housing units and approximately 6,683<sup>1</sup> residents to the existing population. If fully implemented, the proposed project could result in approximately 128,241 residents and 48,163 housing units by 2031, which is still below the estimates from the General Plan EIR. Therefore, the additional units from the proposed Housing Element are not expected to exceed the General Plan EIR's buildout and the impacts analyzed in the General Plan EIR would be adequate for the proposed Housing Element.

Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, would change the General Plan land use designation and zoning to increase the potential of housing from that allowed by the existing designations. Although Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, would amend the zoning, this change is considered incremental as the sites already provide for development and for homes, and would therefore not substantially alter the land use pattern of the city. Further, as the sites were already considered for development in the General Plan EIR, the adopted policies and ordinances that address physical impacts on the environment would be applied, resulting in the same impacts as evaluated in the General Plan EIR. The development characteristics (e.g., grading, paving, trenching, and building) would be similar regardless of the specific use. Although lot coverage and building heights may vary from current expectations, future development would remain within the parameters established by the General Plan and enforced by the zoning code.

While some of the future development may be 'by right' as determined by the State of California, even by-right development must comply with federal, State, and local regulations related to land use. Examples include the Migratory Bird Treaty Act, wetland conservation, protection of tribal cultural resources, and construction air quality permitting. Additionally, before issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts on public services and regional transportation improvements. The amount and type of impact fee is based on the actual project at time of building permit, not on the General Plan land use designation or underlying zoning.

### ***Program A 3.1.1, Removal of Governmental Constraints***

Program A 3.1.1, Removal of Governmental Constraints, would amend the zoning code by making development standard changes and removing barriers to special-needs housing. These changes would not result in changes to the framework of the General Plan nor the General Plan EIR. All other amendments in the program would be made to comply with State law and would not result in substantial new changes as the laws are already in effect as adopted by the State of California and apply to the City regardless of whether the zoning code is updated.

## 2.2 FINDINGS

The discussion in this Addendum confirms that the proposed project has been evaluated for potential significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is "exempt" from CEQA review because the proposed Housing Element and associated changes in General Plan land use designations and zoning are not exempt. Rather, the determination here is that the proposed

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Housing Element does not require major revisions to the General Plan EIR as it does not introduce new significant environmental impacts or substantial increases to the severity of previously identified significant environmental impacts. The Housing Element is a policy document consisting of housing programs and its adoption would not, in itself, produce environmental impacts since no actual development is proposed as part of the proposed Housing Element. The proposed General Plan land use designation and underlying zoning changes are either an incremental change from previously evaluated development potential, or changes made to mirror existing State law.

The following identifies the standards in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed Housing Element.

**1. No substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

As shown in Table 1-3, the proposed project is focused on complying with State law, consolidating similar housing programs for better implementation, or eliminating programs where the task identified in the program has been completed. While the proposed project involves limited amendments to the land use designation and zone districts, the changes are from one urban use to another, specifically from residential and commercial to high-density residential. The physical development characteristics between the existing and proposed land uses are similar and would remain consistent with the City's adopted zoning code. Because the General Plan EIR evaluated the potential for development on these parcels, and the City has development standards in the municipal code and engineering department, the proposed project does not require a major revision to the EIR and does not substantially increase the severity of identified significant effects. Impacts analyzed in the General Plan EIR would remain the same with the proposed project.

**2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The following analysis summarizes the impacts identified in the General Plan EIR and describes how the impacts of the proposed project would remain consistent with the impacts identified in the General Plan EIR.

### *Aesthetics*

The General Plan EIR determined that implementation of the General Plan would result in less significant impacts regarding scenic vistas, visual character, light and glare, and cumulative impacts and no impact to scenic resources. Although new buildings would have the potential to modify scenic views from viewpoints adjacent or close to development sites, consistency with proposed General Plan policies and adherence to applicable zoning codes would ensure that scenic views are protected as development occurs. Additionally, new development of any kind would need to adhere to the City's Municipal Code, including Chapters 16.213, 16.614, 16.611.04, 16.509, 16.505, and 16.610, which would mitigate the degradation of the existing visual character. Impacts regarding light and glare would also be less than significant because any new

## 2. CEQA Analysis

development must be consistent with the California Building Code (CBC) standards for outdoor lighting and the City's Zoning Code. By incorporating all of the City's required General Plan policies, Municipal Code, Zoning Code, the various chapters, and CBC standards, cumulative impacts on aesthetics as a result of any development would be less than significant.

### *Air Quality*

After analyzing the impacts on air quality as a result of the development proposed in the General Plan EIR, it was concluded that despite mitigation measures being applied, the cumulative impacts would remain significant.

The proposed Housing Element, which includes 2,448 additional housing units, would not surpass the City's anticipated buildout as assessed in the General Plan EIR. Mitigation measures would still be implemented, and the impacts evaluated in the General Plan EIR are sufficient to cover those associated with the proposed Housing Element. Generally, an increase in housing density results in a reduction in vehicle miles traveled (VMT), which also results in fewer emissions. It is reasonable to assume that the conversion of some commercial land to strict residential uses would both reduce VMT and result in less impact on air quality than analyzed in the General Plan EIR. However, for purposes of this Addendum, the air quality impacts would not exceed the significant and unavoidable impacts evaluated in the General Plan EIR.

### *Biological Resources*

Biological resources have the potential to be impacted as a result of housing units constructed under the proposed Housing Element. Mitigation measures were identified in the General Plan EIR and apply to any new development, including housing units within the proposed Housing Element. Therefore, impacts would remain less than significant. Additionally, the project would have a less-than-significant impact on any local policies or ordinances protecting biological resources and would have no impact on the approved local habitat conservation plan, the Solano Multi-Species Habitat Conservation Plan. Impacts associated with biological resources and wetlands under the General Plan are considered less than significant with implementation of the General Plan EIR's mitigation measures. Future development from the proposed Housing Element would also be required to comply with identified mitigation measures and existing State and local regulatory framework, including the General Plan policies. Biological resource impacts would remain less than significant.

### *Cultural Resources*

As stated in the General Plan EIR, the current federal, State, and local laws, in addition to the policies and mitigation measures in the General Plan, would reduce impacts on archaeological and paleontological resources, and unique geological features to less than significant. Development under the proposed Housing Element would also adhere to all applicable policies, regulations, and the General Plan EIR's mitigation measures. Therefore, the impacts as a result of the proposed project would be less than significant with the implementation of the General Plan EIR's mitigation measures.

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### *Geology and Soils*

The General Plan EIR determined that the General Plan would result in less-than-significant impacts related to erosion, surface fault rupture, ground shaking, liquefaction, and differential settlement assuming proper enforcement of existing State and local building code requirements, as well as implementation of the policies in the General Plan. Furthermore, all development would be connected to the existing sewer system. Future housing development under the proposed Housing Element would need to be in conformance with the requirements of all applicable building code regulations. Adherence to the applicable policies and regulations would ensure geology and soils impacts remain less than significant for all potential development.

### *Greenhouse Gas Emissions*

GHG emissions under the implementation of the General Plan were determined to be cumulatively significant and unavoidable even with the implementation of the mitigation measures described in the General Plan EIR. Emissions of GHGs would come from a variety of sources with the biggest emissions coming from transportation and residential and nonresidential energy uses. The proposed Housing Element, as well as the project analyzed in the General Plan EIR, would fail to meet the GHG emissions target set by Executive Order B-30-15 and Executive Order S-03-05 with impacts being significant and unavoidable despite the implementation of mitigation measures. Generally, an increase in housing density results in a reduction in VMT, which also results in less impact on GHG emissions. It is reasonable to assume that the conversion of some commercial land to residential uses would both reduce VMT and result in less impact on GHG than analyzed in the General Plan EIR. However, for purposes of this Addendum, the GHG impacts would not exceed the significant and unavoidable impacts evaluated in the General Plan EIR.

### *Hazards and Hazardous Materials*

The General Plan EIR determined that the General Plan would result in no impacts to adopted emergency response plans or emergency evacuation plans and similarly, the proposed project, as a policy document that does not propose any land use changes, would not create obstacles to implementing these plans. Additionally, the City does not contain an airport or airstrip within its vicinity and is not subject to wildfire hazards due to its developed and urban setting. Hazards associated with contaminated subsurface materials would be mitigated through investigations that would provide recommendations to remediate the contamination, if necessary, to safe levels. Similarly, existing protocols and regulations for demolition of hazardous building materials would address the potential impacts of exposure to hazardous structural and building components. All development under the proposed Housing Element would comply with the existing regulations and procedures resulting in less-than-significant impacts.

### *Hydrology and Water Quality*

As stated in the General Plan EIR, potential impacts associated with implementation of the General Plan include increased rates of stormwater runoff and subsequent flooding hazards, erosion, increase in non-point source pollutants affecting receiving water quality. However, these impacts would be reduced to less-than-significant levels through regulatory compliance and with implementation of General Plan policies.

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The proposed Housing Element identifies additional development potential in the city, which could result in increased pollutant sources, erosion, and/or impervious surfaces. However, development would need to comply with State and local regulations similar to those identified in the General Plan EIR. Impacts on all hydrology and water quality topics would be less than significant for the proposed Housing Element similar to the General Plan EIR.

### *Land Use and Planning*

The General Plan EIR determined that the General Plan would not physically divide any established community and does not contain any provisions that conflict with local plans. The proposed Housing Element does propose zoning and land use changes; however, these changes would not be significant as the existing land use designations and zoning currently allow for residential use. The proposed Housing Element, specifically Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, would increase residential intensity on a limited set of properties listed in Table 1-2. However, physical impacts would be consistent with the analysis of the General Plan in the EIR. In addition, the proposed Housing Element is consistent with regional land use plans like the Association of Bay Area Governments' (ABAG) Regional Transportation Plan and Sustainable Community Plan, known as Plan Bay Area 2050 (ABAG 2017). Plan Bay Area 2050 includes goals that prioritize high-density, mixed-used development and proximity of residential development to transit. As with the General Plan, the proposed project would have a less-than-significant impact on land use and planning.

### *Noise*

The General Plan EIR determined that the General Plan would have less-than-significant impacts related to noise and vibration. However, the implementation of the proposed Housing Element is expected to increase noise levels due to higher traffic volumes and residential activity. While the General Plan EIR includes policies and mitigation measures to reduce noise and buffer sensitive areas, some impacts would remain significant and unavoidable. The proposed Housing Element identifies development potential not previously evaluated in the General Plan; however, these additional units would not exacerbate the existing impacts or alter the significance levels determined by the General Plan EIR. Therefore, noise and vibration impacts from the proposed Housing Element would align with those identified in the General Plan EIR.

### *Parks and Recreation*

The General Plan established a service goal to provide 4.25 acres of parkland per 1,000 persons. Currently, the City provides 921.17 acres of parks and open space (Vallejo 2017, pg. 3-17). The existing population and housing units for the City of Vallejo are 121,558 (DOF 2024). Therefore, the City currently provides 7.6 acres per 1,000 population.<sup>2</sup> The City currently exceeds its service goal for parkland.

The 6,683 additional residents associated with the proposed project would generate a need for approximately 12.3 acres of parklands to meet the City's service goal.<sup>3</sup> In addition, the new demand would reduce

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the ratio to 7.4 acres per 1,000 persons, which still exceeds the City's standard.<sup>4</sup> The City collects a parks and recreation facility development fee for all categories of development. Therefore, future development under the proposed Housing Element would be required to pay development fees for parks and recreation. As such, parks and recreation impacts from the proposed Housing Element would remain less than significant.

### *Population and Housing*

The General Plan EIR determined that the General Plan would have less-than-significant impacts on population and housing. As stated previously, the proposed Housing Element would increase the total number of units by 2,448 and result in approximately 6,683 more potential residents than identified in the General Plan EIR. The units included in the proposed Housing Element are not anticipated to surpass the population and housing estimates outlined in the General Plan EIR. According to the EIR, the General Plan can accommodate up to 142,744 people and 53,250 housing units by 2040 (Vallejo 2016, pg. 3-32). Currently, Vallejo has a population of 121,558 and 45,715 housing units (DOF 2024). The proposed Housing Element would add 1,059 housing units and approximately 2,891 residents, bringing the total to 124,449 residents and 46,774 housing units by 2031. Therefore, since the additional units from the proposed Housing Element are not expected to exceed the General Plan EIR's buildout projections, the impacts analyzed in the EIR would adequately address the proposed changes. This additional growth would not be considered "unplanned" growth. Furthermore, the proposed project would not result in any actions that would displace a significant number of people. Overall, impacts on population and housing would remain less than significant with the proposed Housing Element.

### *Public Services*

The General Plan EIR reports that the General Plan would result in less-than-significant impacts to public services. The General Plan EIR states that police and fire services may require increases in staffing in the long term with anticipated population and employment growth. The General Plan was also reported to result in a significant increase in student population; however, this new population was expected to be accommodated in existing school facilities and through new planned facilities.

The proposed Housing Element identifies 2,448 units and approximately 6,683 additional residents than identified in the General Plan EIR. These additional units and residents have the potential to increase the need for public services that may result in additional facilities being constructed or expanded. However, all development projects would be subject to the Fire Department standards related to fire hydrants, water fire flow requirements, spacing of hydrants, sprinkler systems, and other fire codes such as those required in the most recent CBC and Fire Code standards. Furthermore, to mitigate such impacts and fund facility improvements, the City levies development impact fees for fire protection, police protection, and school services, as mentioned in the City's Municipal Code (Chapter 3.06, Public Facilities Impact Mitigation Fee, and Chapter 3.14, School Facilities Impact Mitigation Fee). Therefore, any additional public service impact under the proposed project would be reduced to less than significant.

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### *Transportation and Traffic*

The General Plan EIR identified significant and unavoidable impacts on motor vehicle traffic from the General Plan. While traffic impacts are no longer considered significant under CEQA, the General Plan EIR determined that implementation of the General Plan would also result in increased transit travel times on transit corridors. This indicates that the General Plan would conflict with a program, plan, ordinance, or policy for transit facilities, which would result in a significant and unavoidable impact. The General Plan EIR also conducted a VMT analysis that determined that VMT levels per capita would decrease from the existing condition with the implementation of the General Plan. Although the proposed Housing Element would add 2,448 units and approximately 6,683 residents, these units would be infill development that is assumed to reduce VMT.

Furthermore, the General Plan EIR states that the General Plan would have a beneficial impact on pedestrian and bicycle circulation and access and does not analyze potential impacts to emergency access or increases in hazards due to road design. The proposed Housing Element would not result in obstructed access for emergency vehicles, nor does it propose any roadway improvements that may result in hazardous conditions. All projects under the General Plan and proposed project would comply with the City's standards resulting in less-than-significant impacts for all additional transportation topics. Therefore, transportation and traffic impacts would be less than significant.

### *Utilities and Service Systems*

The General Plan EIR states that the General Plan would have less-than-significant impacts on utilities and service systems. This includes impacts on water supply, wastewater, stormwater infrastructure, solid waste, and energy conservation.

The City supplies water to residents via the City of Vallejo Public Works Department, Water Division. Currently, the City uses surface water as the sole source of water supply. By adding 2,448 units and 6,683 residents, the City's water demand would grow. However, the proposed Housing Element states that all sites included to meet the RHNA have existing or planned water, sewer, and dry utilities infrastructure available and accessible. Therefore, impacts on water supply would be less than significant.

The Vallejo Sanitation and Flood Control District (VSFCD) collects and treats wastewater and provides stormwater and flood control services to the City. The estimated net increased wastewater generation rate, as stated in the General Plan, would be 2.89 million gallons per day (mgd), based on assumed generation rates of 100 gallons per day (gpd) per resident (Vallejo 2016). By adding 6,683 residents, the generation rates would increase by 668,300 gpd or approximately 0.67 mgd. Despite the increase in wastewater and stormwater from new residents, the increase would be still be covered under the General Plan EIR as the EIR analyzes a greater buildout. As a result, stormwater infrastructure would not need to be expanded. Therefore, impacts to wastewater and stormwater infrastructure would be less than significant.

In the City of Vallejo, Recology Vallejo provides residential as well as commercial, garbage, recycling, and yard waste collection. The General Plan EIR states that 99 percent of waste goes to two landfills: Potrero Hills Landfill and Recology Hay Landfill. The total estimated solid waste generation rate for the General Plan is 238 tons per day, 5.5 percent of the daily capacity (i.e., tons per day) of the Potrero Hills Landfill.

## 2. CEQA Analysis

The solid waste generated from buildout of the General Plan is also less than 10 percent of the permitted daily capacity of Recology Hay Landfill, which has a smaller daily capacity (Vallejo 2016, pg. 1.15-39). Adding 2,448 housing units and assuming a solid waste generation rate of 12.23 pounds per household per day (CalRecycle 2024a), the Housing Element would add approximately 29,939 pounds per day or approximately 14.97 tons per day. The estimated tons per day that would be generated by the proposed Housing Element and buildout from the General Plan (250 tons), would still be less than the allowable tons per day at the Potrero Hills Landfill (4,330 tons per day) and the Recology Hay Landfill (2,400 tons per day) (CalRecycle 2024b, 2024c). The Potrero Hills Landfill and the Recology Hay Landfill have a ceased operation date of 2048 and 2077, respectively, and have remaining capacity that would serve the proposed Housing Element (CalRecycle 2024b, 2024c). Therefore, impacts on solid waste would be less than significant.

Electric power and natural gas are provided to City of Vallejo customers primarily by Pacific Gas and Electric Company (PG&E), an investor-owned public utility. In addition, Mare Island customers in the city are served by Island Energy, a municipal utility. Any development under the proposed Housing Element would comply with existing State and local energy-efficiency standards and guidelines that conserve energy. New development allowed under the proposed Housing Element would be constructed using energy-efficient modern building materials and construction practices, following the City's Municipal Code Chapter 12.50, Green Building Code. The proposed Housing Element would be required to comply with CALGreen, which requires building designs that reduce the amount of energy used in building heating and cooling systems. Therefore, impacts to energy conservation would be less than significant.

### *Wildfire*

The California Department of Forestry and Fire Protection (CAL FIRE) establishes Fire Hazard Severity Zones (FHSZ), designating each as moderate, high, or very high severity. Incorporated areas, such as Vallejo, are considered local responsibility areas (LRA). CAL FIRE only designates very high fire hazard severity zones within LRAs. In unincorporated areas where State agencies provide fire protection services (known as State Responsibility Areas or SRAs), the State has identified moderate, high, and very high FHSZs.

According to CAL FIRE, the SRAs are limited to the City's sphere of influence (CAL FIRE 2023). These areas are in the undeveloped hillside to the east and northeast and within a high FHSZ. The area around Blue Rock Springs Golf Course is in a moderate FHSZ (CAL FIRE 2023). However, there are no SRAs within the city limits. Although there are no very high FHSZs in Vallejo, northeast Vallejo is adjacent to a high FHSZ in the SRA (CAL FIRE 2023).

The proposed Housing Element would not exacerbate fire risks or expose residents to landslide, slope instability, or drainage impacts. Furthermore, neither the proposed project nor the General Plan propose any action that would impair an adopted emergency response plan.

Impacts to wildfire hazards would be less than significant.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:**
  - a. **The project will have one or more significant effects not discussed in the previous EIR.**

## 2. CEQA Analysis

The General Plan EIR identifies significant and unavoidable impacts for air quality, GHG emissions, noise, transportation and traffic. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed Housing Element. The proposed Housing Element identifies targets for housing at different income levels but does not include development of an unusual type, scale, or location that would not have been evaluated in the General Plan EIR. Although the proposed Housing Element would include two programs that would result in physical impacts, these impacts are not considered significant as they would result in the similar impacts as evaluated in the General Plan EIR. Therefore, there would be no new environmental impacts.

**b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.**

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed Housing Element. Although Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, and Program A 3.1.1, Removal of Governmental Constraints, would amend the land use designation and zoning for certain properties, this change would not substantially alter the land use pattern of the city, and the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR.

**c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed Housing Element includes policy-level changes that are limited to complying with State law and although there are programs within the proposed project that would amend the existing General Plan land use designation and zoning (Program A 1.1.6, Rezoning and Redesignation to Maintain Surplus Capacity for Lower-Income Units, and Program A 3.1.1, Removal of Governmental Constraints), this change would not substantially alter the land use pattern of the city, and the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies would also apply to the Housing Element. The City is required to adopt a Housing Element and meet the RHNA; therefore, there is no feasible alternative to adopting an updated Housing Element. As explained in this Addendum, the existing regulatory and development review process of the City would continue to apply. Nothing in the proposed project identifies land for development that has not already been designated for development in the General Plan. Therefore, the proposed project would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR, and there is no need for new mitigation measures or alternatives.

**d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

## 2. CEQA Analysis

The proposed Housing Element would have the same significant impacts as the previously certified General Plan EIR and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from adoption of the proposed Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.

There are no substantial changes in the circumstances or new information, including regarding the proposed rezoning and redesignations, that was not known and could not have been known at the time of the adoption of the General Plan EIR. The rezoning and redesignation of the three sites listed in Table 1-2 to higher-density residential uses as part of the proposed Housing Element would not result in new significant environmental impacts or substantially increase the severity of impacts already disclosed in the General Plan EIR. As explained in this Addendum, the proposed Housing Element, including the rezoning and redesignations, does not trigger any of the conditions in CEQA Guidelines Section 15162 mandating the preparation of a subsequent EIR. Therefore, the appropriate environmental document under CEQA Guidelines Section 15164(b) is an Addendum. Accordingly, this EIR Addendum has been prepared.

### 3. References

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