

**VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
MARCH 24, 2026**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 7:55 p.m.

2. ROLL CALL

Present: Mayor Sorce, Vice Mayor Matulac, Councilmembers Bregenzer, Gordon, Lediju, Matias, and Palmares (participated virtually due to a contagious illness. He announced there was no one in the room over the age of 18 with him)

Absent: None

Staff present: City Manager Murray, City Attorney Nebb and City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

REPORT OUT OF CLOSED

City Attorney Nebb reported the following:

- 4.**
- Closed Session Item 3A – Council provided direction to its legal counsel.
 - Closed Session Item 3B – Council received updated information and took no action.
 - Closed Session Item 3C – council provided direction to its legal counsel.
 - Closed Session Item 3D – Council provided direction to its legal counsel.
 - Closed Session Item 3E – Council received a brief update on the settlement agreement, and the case has been finalized.
 - Closed Session Item 3F – Council provided direction to its labor negotiators. No action taken.
 - Closed Session Item 3G – Council provided direction.

5. PRESENTATIONS AND COMMENDATIONS

Action: proclamation was read and presented by Vice Mayor Matulac and Councilmember Lediju.

A. PRESENTATION OF A PROCLAMATION HONORING ERIK MANUEL SOTO AS POET LAUREATE FOR THE CITY OF VALLEJO

6. FIRST COMMUNITY FORUM

Speakers: Matthew Aguilar and Ryan Messano.

The meeting recessed at 8:11 p.m. and reconvened at 8:43 p.m.

FIRST COMMUNITY FORUM CONTINUED

Rodney Levias, Daniel Boone and David Belef.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Marissa Serafino (Item 8F).

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *Moved by Vice Mayor Matulac and carried unanimously by roll call vote, unless otherwise noted, to approve the Agenda as modified, continuing Action Calendar Items 9B and 9D to the March 31 Special Council Meeting; approve the Consent Calendar with direction to the City Clerk to record a Notice of Completion for the project described in Item 8H; and remove Items 8D and 8E from the Consent Calendar, renumbering them as Items 8.1 and 8.2.*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special meeting of March 3 and the special and regular meetings of February 24 and March 10, 2024

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

Action: *approved minutes.*

B. WAIVE FULL READING AND AUTHORIZING INTRODUCTIONS AND/OR ADOPTION OF ORDINANCES BY TITLE ONLY

Recommendation: Waive reading and authorize introductions and/or adoption of any and all ordinances on this agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety.

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527

Dawn.Abrahamson@cityofvallejo.net

Action: *waived reading and authorized introductions and/or adoption of any and all ordinances on this agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety.*

C. PAYMENT OF CLAIMS: JANUARY 2026

Recommendation: Ratify the payment of claims for the period of January 1, 2026, through January 31, 2026.

Contact: Nalungo Conley, Acting Finance Director (707) 648-4301

nalungo.conley@cityofvallejo.net

Action: *ratified payment of claims for period of January 1-31, 2026.*

D. ADOPT A RESOLUTION ESTABLISHING THE LIST OF IMPROVEMENT PROJECTS TO BE SUBMITTED FOR SENATE BILL 1 (SB 1) / ROAD MAINTENANCE AND REHABILITATION ACCOUNT FUNDING FOR FISCAL YEAR 2026-27 AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(c) OF THE CEQA GUIDELINES - EXISTING FACILITIES

Recommendation: Adopt a Resolution establishing the List of Improvement Projects to be submitted for Senate Bill 1 (SB 1) / Road Maintenance and

Rehabilitation Account (RMRA) funding for Fiscal Year (FY) 2026-27 and finding the action exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301(c) of the CEQA Guidelines - existing facilities.

Contact: Oscar Alcantar, Interim Public Works Director (707) 648-4433
Oscar.Alcantar@cityofvallejo.net

Action: item was removed from the Consent Calendar at the request of Councilmember Matias.

Staff responded to questions from Councilmembers.

Action: moved by Vice Mayor Matulac and carried unanimously by roll call vote to adopt Resolution No. 26-026 N.C.

E. **ADOPT A RESOLUTION APPROVING THE VALLEJO DOWNTOWN / WATERFRONT PARKING MANAGEMENT PROGRAM EVALUATION AND ACTION PLAN REQUIRED TO MAINTAIN ELIGIBILITY FOR METROPOLITAN TRANSPORTATION COMMISSION (MTC) REGIONAL FUNDING AND TO SUPPORT THE CITY'S DESIGNATION AS A TRANSIT-ORIENTED COMMUNITY (TOC)**

Recommendation: Adopt a Resolution approving the *Vallejo Downtown / Waterfront Parking Management Program Evaluation and Action Plan* prepared for the Metropolitan Transportation Commission required to maintain eligibility for MTC Funding and to support the City's designation as a transit-oriented community (TOC).

Contact: Tony Chu, Transportation Superintendent
Tony.Chu@cityofvallejo.net

Action: item was removed from the Consent Calendar at the request of Councilmember Matias.

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Vice Mayor Matulac and carried unanimously by roll call vote to adopt Resolution No. 26-027 N.C.

F. **ADOPT A RESOLUTION APPROVING A PROPOSITION 47 SUBGRANTEE AGREEMENT WITH CENTER FOR URBAN EXCELLENCE TO PROVIDE TRAUMA-INFORMED REENTRY AND DIVERSION SERVICES AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAME**

Recommendation:

Adopt a resolution approving the Proposition 47 Subgrantee Agreement with Center for Urban Excellence to provide services for justice-involved residents and authorize the City Manager to execute same.

Contact: Sidney Wilson, Administrative Analyst (707) 648-4576
Sidney.Wilson@cityofvallejo.net

Action: adopted Resolution No. 26-028 N.C.

G. **PROVIDE NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2025-2026 BUDGET IN THE AMOUNT OF \$32,775.88 FROM THE MALLINCKRODT BANKRUPTCY (step 1 of 2)**

Recommendation: Provide Notice of Intent to amend the Fiscal Year 2025-2026 Budget by \$32,775.88

Contact: Jason Ackley, Assistant to the City Manager

jason.ackley@cityofvallejo.net

Action: *provided notice of intent to amend Fiscal Year 2025-2026 budget by \$32,775.88.*

H. **ACCEPT LAKE CURRY LANDSLIDE EMERGENCY REPAIR PROJECT AS COMPLETE**

Recommendation: Accept the Lake Curry Landslide Emergency Repair Project performed by FJ&I Engineering, Inc., of San Pablo, California as complete.

Contact: Beth Schoenberger, Water Director, 707-648-5439

beth.schoenberger@cityofvallejo.net

Action: *accepted the Lake Curry Landslide Emergency Repair Project performed by FJ& I Engineering, Inc. of San Pablo, California as completed and directed the City Clerk to record a Notice of Completion with the Solano County Recorder's Office.*

I. **ADOPT A RESOLUTION: 1) GRANTING TWO EASEMENT DEEDS TO PACIFIC GAS AND ELECTRIC COMPANY (PG&E) FOR THE INSTALLATION OF ELECTRICAL EQUIPMENT UPON CITY-OWNED PROPERTY LOCATED AT 139 CURTOLA PARKWAY (PORTIONS OF APNS: 0055-170-550; 0058-090-350); 2) FINDING THE ACTION EXEMPT PURSUANT TO CEQA GUIDELINES SECTIONS 15303(d) AND 15304(f), 3) AUTHORIZING THE CITY MANAGER TO EXECUTE SAME; AND 4) DIRECTING THE CITY CLERK TO RECORD SAID EASEMENT DEEDS IN THE OFFICE OF THE SOLANO COUNTY RECORDER**

Recommendation: Adopt a Resolution: 1) granting two easement deeds to Pacific Gas and Electric Company (PG&E) for the installation of electrical equipment upon City-owned property at 139 Curtola Parkway (portions of APNs: 0055-170-550; 0058-090-350); 2) finding the action exempt pursuant to CEQA Guidelines Sections 15303(d) and 15304(f); 3) authorizing the City Manager to execute same; and 4) directing the City Clerk to record said easement deeds in the Office of the Solano County Recorder.

Contact: Oscar Alcantar, Interim Public Works Director (707)648-4433

oscar.alcantar@cityofvallejo.net

Action: *adopted Resolution No. 26-029 N.C.*

9. **ACTION CALENDAR**

A. **HOLD A PUBLIC HEARING TO CONSIDER AND (1) ADOPT A RESOLUTION APPROVING A SUBSEQUENT MITIGATED NEGATIVE DECLARATION TO THE PREVIOUSLY CERTIFIED GENERAL PLAN 2040 ENVIRONMENTAL IMPACT REPORT (EIR) AND A MITIGATION MONITORING AND REPORTING PROGRAM (MMRP); (2) INTRODUCE AN ORDINANCE AMENDING THE ZONING MAP (PD24-0001) TO CHANGE**

THE ZONING DISTRICT FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SHADY LANE AND WILDFLOWER AVENUE (APNS: 0079-171-170 & 0079-120-100) FROM RESIDENTIAL LOW DENSITY (RLD) AND RESIDENTIAL MEDIUM DENSITY (RMD) TO PLANNED DEVELOPMENT (PD); AND (3) ADOPT A RESOLUTION APPROVING A TENTATIVE SUBDIVISION MAP (TM23-0001), DEVELOPMENT REVIEW (DVR23-0017), DESIGN REVIEW (DR23-0006) AND LANDSCAPE REVIEW (LR23-0002), FOR THE DEVELOPMENT OF 51 SINGLE-FAMILY RESIDENCES, KNOWN AS THE "VISTA COVE SUBDIVISION"

Recommendation: Conduct a public hearing to consider and:

- I. Adopt a Resolution of the City Council of the City of Vallejo adopting an Initial Study/Subsequent Mitigated Negative Declaration (IS/SMND) to the certified Environmental Impact Report (EIR) of the General Plan 2040 and Mitigation Monitoring and Reporting Program (MMRP) after making findings pursuant to CEQA Guidelines Section 15162; and
- II. Introduce an Ordinance of the City Council of the City of Vallejo approving an amendment to the Zoning Map to change the Zoning District of Assessor's Parcel Numbers (APNs) 0079-171-170 and 0079-120-100 from Residential Low Density and Residential Medium Density, respectively, to Planned Development, as depicted in Attachment 3 for the development of 51 single-family residences (known as "Vista Cove Subdivision") on a 20.13-acre site at the northeast corner of Shady Lane and Wildflower Avenue; and
- III. Adopt a Resolution of the City Council of the City of Vallejo approving a Tentative Map (TM23-0001), Development Review (DVR23-0017), Design Review (DR23-0006) and Landscape Review (LR23-0002), subject to the conditions of approval as Exhibit A of the Resolution Adopting the Project.

Contact: Cesar Orozco, Planning Manager - Current Development (707) 648-5436

cesar.orozco@cityofvallejo.net

Planning & Development Services Director Pollot and Planning Manager Orozco provided context for tonight's public hearing, showed an illustration of the project setting and reviewed existing conditions, reviewed the proposed project and requested entitlements, provided an overview of CEQA and entitlement findings, outlined the public noticing for the project, shared the Design Review Board and Planning Commission actions, and concluded the presentation by outlining the recommendations.

Mayor Sorce declared the public hearing open.

Adam Smith and Alicia Guerra (representing the Applicant) provided an overview of the project.

Speakers: Christine G., Linda Zupan-McKenna, Rosanna Souza, David Tipp, Debra Souza, Carol McKenzie, Jamiah Adams, and Daniel Boone.

Mayor Sorce closed the public hearing.

Staff, Mr. Smith and Ms. Guerra responded to questions from Councilmembers. Councilmembers provided comment.

Action: moved by Vice Mayor Matulac and carried by roll call vote to (1) adopt Resolution No. 26-030 N.C., (2) introduce an ordinance of the City Council of the City of Vallejo approving an amendment to the Zoning Map to change the Zoning District of Assessor's Parcel Numbers (APNs) 0079-171-170 and 0079-120-100 from Residential Low Density and Residential Medium Density, respectively, to Planned Development, as depicted in Attachment 3 for the development of 51 single-family residences (known as "Vista Cove Subdivision") on a 20.13-acre site at the northeast corner of Shady Lane and Wildflower Avenue; and (3) adopt Resolution No. 26-032 N.C. (Ayes: Sorce, Bregenzer, Gordon, Lediju, Matulac and Palmares; Noes: Matias).

B. ADOPT A RESOLUTION ACCEPTING THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2025 AND DIRECTING STAFF TO SUBMIT THE SAME TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Recommendation: Adopt a Resolution accepting the General Plan and Housing Element Annual Progress Report for calendar year 2025 and directing staff to submit the same to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development.

Contact: Kristin Pollot, AICP, Planning & Development Services Director, (707) 648-4326

kristin.pollot@cityofvallejo.net

Action: item was continued to the March 31 special Council meeting.

C. ADOPT A RESOLUTION APPROVING THE BLUE ROCK SPRINGS, LLC PRELIMINARY GOLF COURSE CONCEPT PLAN FOR SUBMITTAL TO THE CITY OF VALLEJO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Recommendation: Adopt a Resolution of the City Council approving the Blue Rock Springs Golf Course Concept Plan submittal to the City of Vallejo Planning and Development Services Department.

Contact: Gillian Haen, Assistant City Manager (707) 648-4163

Gillian.Haen@cityofvallejo.net

Assistant City Manager Haen reviewed the site location, provided background information, outlined public outreach conducted, reviewed the elements of the Concept Plan, cost and funding and outlined the recommendation and next steps.

Jeb Elmore (The Lewis Company) reviewed elements of the Concept Plan.

Speakers: Dennis Yen.

Staff and Mr. Elmore responded to questions from Councilmembers. Councilmembers provided comment.

Action: *moved by Vice Mayor Matulac and carried unanimously by roll call vote to adopt Resolution No. 26-032 N.C.*

D. **RECEIVE UPDATE ON THE CITY OF VALLEJO'S UNHOUSED STRATEGIC PLAN AND PROVIDE DIRECTION ON NEXT STEPS, RECIEVE AN UPDATE ON THE WHITE SLOUGH SITUATION, AND APPROVE ALLOCATING UP TO \$1,000 TOTAL FOR A LIVED EXPERIENCE STIPEND PROGRAM**

Recommendation: Receive an update on the City of Vallejo's Unhoused Strategic Plan, receive an update on the White Slough situation, and approve allocating up to \$1,000 total for a lived experience stipend program.

Contact: Natalie Peterson, Assistant to the City Manager

Natalie.Peterson@cityofvallejo.net

Assistant to the City Manager Peterson provided an update on the Unhoused Strategic Plan, reviewed Lived Experience Stipends and staff's recommendation and provided an update on White Slough.

Action: *item was continued to the March 31 special Council meeting.*

10. INFORMATION CALENDAR – None.

Items 11, 12, 14 and 15 were not considered due to the lateness of the hour.

11. CITY MANAGER'S REPORT

12. CITY ATTORNEY'S REPORT

13. COMMUNITY FORUM

Speakers: None.

14. REQUEST & ACTIONS FOR FUTURE AGENDA ITEMS OR SPECIAL PROJECTS

15. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

16. ADJOURNMENT

The meeting adjourned at 12:38 a.m.

Signed by:
Andrea Sorce
367A16B193FE7408
ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:
Dawn G. Abrahamson
1489DDA0095D425
DAWN G. ABRAHAMSON, CITY CLERK