



AGENDA

VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M.

City Council Chambers

555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

January 6, 2020

Robert Schussel, Chair
Peggy Cohen-Thompson, Vice-Chair
Diosdado "J.R." Matulac
Chris Platzer
Kathleen Diohep
Randy Larson
Thomas Judt

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Agenda Items: Those wishing to address the Commission on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the Planning Commission. Such documents may also be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the Planning Commission's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Secretary of the Planning Commission.



The Vallejo Room in the JFK Library is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office 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.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.
Please note:

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. December 16, 2019

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Planning Division/Chamber Survey Informational Updates

B. Upcoming Meetings:

January 22, 2020

Fairview at Northgate Study Session (Tentative)

February 3, 2020

Fairgrounds Self Storage – Site Development, Major Use Permit, Variance, Environmental Document & Landscape Review (Tentative)

Vista La Terraza – Tentative Map & Planned Development Amendment (Tentative)

February 5, 2020

Special Meeting – Zoning Code Study Session: Districts Review (Tentative)

February 19, 2020

Zoning Code Study Session: Districts Review (Tentative)

C. Staff-Level Approved Projects

7. CITY ATTORNEY REPORT

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Officer and Members of the Planning Commission

B. Council Liaison to Planning Commission

9. 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 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.

10. 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.

11. PUBLIC HEARING

A. Project Title: Mid-Year Supplementation of FY19-20 Capital Improvement Program (CIP)
Applicant: City of Vallejo
Location: City-wide
Project Description: The Water Department seeks to supplement the 2019/2020 – 2023/2024 Capital Improvement Program (CIP) by adding three (3) projects during the City's Mid-Year Budget Amendment Process. The CIP represents the City's five-year planning document for major infrastructure and facility needs. The Water Department has identified three operationally-critical projects to be completed during FY19/20:

Jameson Pump #7 VFD Replacement Project, WT7112
Mare Island Booster Pump(s) Installation Project, WT7115
Large Equipment Portable Generator Purchase, WT7113

There is no fiscal impact to the General Fund with finding the project in conformance with the General Plan 2040. There is sufficient funding in the Water Enterprise Fund to cover the cost of the Projects.

Proposed Environmental
Determination:

The afore-mentioned projects are exempt from the California Environmental Quality Act (CEQA) under the general rule (Section 15061.b.3) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The Mid-Year Supplementation of the CIP does not have a direct impact on the environment.

Staff Recommendation:

Adopt a resolution recommending City Council adoption of the proposed Capital Improvement Program (CIP).

Project Manager:

Mark Quady, (707) 648-4309,
mark.quady@cityofvallejo

12. OTHER

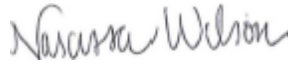
A. General Plan VMT Update (Fehr & Peers)

This is an informational item only; no Planning Commission action is required.

B. Discussion of Future Agenda Items

13. ADJOURNMENT

I, Narcissa Wilson, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, 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 5:00 p.m. Tuesday December 31, 2019.



Dated December 31, 2019

Narcissa Wilson, Planning Executive Secretary

Minutes

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
December 16, 2019**

1. CALL TO ORDER

The meeting was called to order by Chairman Schussel at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Schussel, Vice-Chair Cohen-Thompson, Commissioners Platzer, Matulac, Larson (Late), Judt, Diohep

Absent: None

Staff present: Planning Manager Hamid, Assistant City Attorney Eckmeyer, Associate Planner Orozco

4. APPROVAL OF MINUTES

A. December 2, 2019

Commissioner Diohep commented on the inaccuracy of the motion made in the meeting. The actions were that Commissioner Diohep made a motion and then the Chair made a substitute motion and then Commission voted on the substitute motion and then the original motion.

Action: Commissioner Diohep makes the motion to direct staff to make the corrections and continue the minutes to the following Planning Commission Meeting. The motion was carried unanimously to continue the minutes of the December 2, 2019 meeting.

5. WRITTEN COMMUNICATIONG – Staff provided written communications received regarding action items on agenda.

6. REPORT OF THE SECRETARY

A. Introduction of Gillian Hayes, Planning & Development Services Director

Planning & Development Services Director Hayes commented on her back ground and expectations from the Planning Commission.

Commissioners commented and asked question and staff responded.

B. Upcoming Meetings:

January 6, 2020

0 Hichborn – Site Development (Tentative)

Fairview at Northgate Planned Development – Study Session (Tentative)

General Plan VMT Study Session (Fehr & Peers) (Tentative)

New Capital Improvement Project Update (Tentative)

Planning Division/Chamber Survey Update (Tentative)

January 15, 2020

Zoning Code Study Session – Districts Review (Tentative)

Please note 6:30 p.m. start time for Study Session

January 22, 2020

384 Fairgrounds Drive – Site Development (Tentative)

Springs Road/Eucalyptus Drive, Vista La Terraza – Tentative
Map and Planned Development Amendment (Tentative)

C. Staff-Level Approved Projects

Planning Manager Hamid reported on items A and B.

Commissioner Platzer asked a question regarding an upcoming agenda item and staff responded.

Commissioner Diohep asked a question regarding the General Plan VMT study session, not the General Plan site. Commissioner Diohep comments on the technical aspect of the report and if it should be presented to the Commission or have the Commission read the report.

Commissioner Judt commented on providing a bullet point list of what the consultant will provide regarding the General Plan VMT study session.

Chairman Schussel took a formal vote on keeping the General Plan VMT study session on the agenda. With five I's the motion carries to include the study session on the upcoming agenda.

7. CITY ATTORNEY REPORT - None

8. REPORT OF THE PRESIDING OFFICE AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Office and Members of the Planning Commission

Chairman Schussel commented on pre-meeting with Staff and reminded Commissioners to direct all questions and correspondences to Ms. Hayes and the process of the agenda. The Chair and Vice-Chair will receive drafts of the agenda prior to publishing. Chairman Schussel also commented on the existing Zoning Code is out of the date and some part may not be part of the new code. Additionally, Chairman Schussel stated for staff to identify all changes in the code will create an additional project for Staff. Chairman Schussel reminded Commissioners to stay on topic, and if your comment is not on topic and to keep it brief and to please go through the Chair if you need to speak to applicants, public or other Commissioners. Chairman Schussel discussed Rosenberg's 10-steps to making a motion.

B. Council Liaison to Planning Commission

Council Member McConnell commented on speaking with Chairman Schussel regarding the Development Code that is being amended and updated. Council Member McConnell reminded the Commission to perform a detailed and comment on the new code. Council Member McConnell reminded the Commission to not fell rushed.

Commissioner Diohep asked questions and Council Member McConnell replied.

9. **COMMUNITY FORUM** – None

10. **CONSENT CALANDER AND APPROVAL OF THE AGENDA**

Action: Moved by Vice-Chair Cohen-Thompson and carried unanimously to approve the consent calendar and amendment to the agenda.

11. **PUBLIC HEARING**

A. Amendment of General Plan 2040 (*continued from 12/2/19*)

Chairman Schussel introduced the item.

Commissioner asked questions and staff responded.

Associate Planner Orozco presented the item.

Chairman Schussel opened for public comments.

Speakers – David Rutschman, David Belef, Gary Wettstein, Shamus Thornton, Maureen Gaffney, Dr. Kay Flavell, Philip Sales, Jason Ko, Kemal Abultatn.

Chairman Schussel closed public comments.

Commissioners commented on the project.

Action: Commissioner Judt offered a motion to accept staff's recommendation to allow a dual designation of a Class III (existing) and a Class I (Planned/Proposed).

Commissioners commented and discussed the motion.

Action: Commissioner Platzer offered a second motion to deny staff's recommendation and to leave the bike route as a Class I (Planned/Proposed).

Commissioners commented and discussed the motion.

Vote (Second Motion):

AYES: Commissioners Platzer and Diohep

NOES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners Larson, Judt, Matulac

ABSENT: None

ABSTAIN: None

Vote:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioners Larson, Judt, Matulac, and Diohep

NOES: Commissioners Platzer

ABSENT: None
ABSTAIN: None

12. RECESS – 15 MINUTES

13. OTHER AGENDA ITEMS

A. Zoning Code Study Session – Module 4

This is an informational item only; no Planning Commission action is required.

Chairman Schussel introduced the item.

Staff member Michelle Hightower and presented the item.

Commissioners asked questions and staff responded.

Chairman Schussel opened the public hearing.

Speaker: Kate Hodgdon

Chairman Schussel closed the public hearing.

Commissioner Diohep made a request to receive the fourth module earlier.

B. Discussion of Future Agenda Items.

13. ADJOURMENT

The meeting adjourned at 10:10 p.m.

ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

CESAR OROZCO
ASSOCIATE PLANNER

Staff Reports



DATE: January 6, 2020
TO: Planning Commission
FROM: Mike Malone, Water Director
**SUBJECT: GENERAL PLAN CONFORMANCE REVIEW FOR FISCAL YEAR 2019-20 MID-YEAR
SUPPLEMENTATION TO THE CAPITAL IMPROVEMENT PROGRAM**

RECOMMENDATION

After a public hearing, adopt a resolution finding that the proposed Jameson Pump #7 VFD Replacement Project, Mare Island Booster Pumps Installation Project, and Large Equipment Portable Generator Purchase for Mid-Year supplementation to FY 2019-2020 Capital Improvement Program conforms with the City of Vallejo's General Plan 2040.

REASONS FOR RECOMMENDATION

The afore-mentioned projects and large equipment purchase are operationally critical to ensure safety and to replace outdated equipment. The City's Capital Improvement Program (CIP) is an important planning tool that identifies infrastructure and other public facility projects, cost, funding mechanisms, and priorities for execution. The CIP is adopted for a five-year period and updated annually to show unspent funds for projects not yet completed and to add a new year to the cycle. It also reflects any changes in the priorities for projects that have not yet started. Each year, pursuant to California Government Code Section 65401, the Planning Commission must review the "ensuing fiscal year" of the CIP for conformance with the City's General Plan, and convey its findings to the City Council. The Commission's review is limited to General Plan conformance and does not include recommendations on the projects (except as related to General Plan conformance), priorities or budget projections of the CIP. Mid-Year supplementation to the CIP is subject to this review. Following the Planning Commission hearing, the City Council will conduct its own hearing and make a determination as to final adoption of the CIP.

On [date], the Finance Department returned approximately \$3.2 million in unexpended funds from the FY 18-19 budget to the Water Department's Enterprise Fund Balance. The Water Department seeks to allocate those funds to various Capital Improvement Projects that currently exist, as well as create a Capital Improvement Project for the following:

- 1) Replacement of the Jameson Pump #7 VFD;
- 2) Installation of Booster Pumps for Mare Island; and
- 3) Large Equipment Purchase for Portable Generators.

Mid-Year Budget Adjustments will be presented to the City Council on January 28, 2020, and the Water Department requests the Planning Commission's finding of consistency with the General Plan 2040 in order to obtain Council Approval to amend the budget and add the above-listed capital improvement projects to the

**Subject: GENERAL PLAN CONFORMANCE REVIEW FOR
FISCAL YEAR 2019-20 MID-YEAR SUPPLEMENTIAON
TO THE CAPITAL IMPROVEMENT PROGRAM**

FY19-20 Capital Improvement Program. Accordingly, this Project is brought to this Commission for consideration tonight.

BACKGROUND

Project Overview:

- 1) Jameson Pump #7 VFD Replacement:** The Jameson Pump #7 VFD has been inoperative for an extended period of time, such that the technology currently in place is outdated. Water staff received quotes to both retrofit and to replace, and the Engineering Manager has determined that replacement is the best course of action from both an infrastructure and a financial perspective.
- 2) Mare Island Booster Pump(s) Installation Project:** The City is currently unable to meet state requirements for minimum water pressure to the Forestry Building and the golf course. Installation of booster pumps is required in order to meet state mandates.
- 3) Large Equipment Portable Generator Purchase:** The Water Department must be prepared for PG&E's Public Safety Power Shut Off outages in the event of extreme fire danger conditions. Because PG&E's energy system relies on power lines working together to provide electricity across cities, counties and regions, power may be shut off, even if Water facilities are not located in the immediate area of a wildfire, high winds, or other extreme weather conditions. In the event of a shut off, portable generator equipment will be utilized for critical operational needs.

On August 29, 2017, the City Council adopted General Plan 2040, a comprehensive statement of the City's land use policies for the next 25 years. The Planning Commission's task relative to the CIP is to review the first year of the CIP and determine whether it conforms with the General Plan. Staff has provided the following documents to aid the Commission in this task:

- A resolution finding that the proposed Mid-Year Supplementation of the FY 2019-20 CIP conforms with the General Plan (Attachment 1);
- A list of the Mid-Year projects to be added to the FY 2019-20 CIP, with projected costs (Attachment 2);
- A General Plan "conformance matrix" which identifies applicable General Plan policies for each project in the FY 2019-20 CIP (Attachment 3);
- The conformance matrix for this FY's CIP (Attachment 4); and
- The full text of the General Plan policies listed in Attachment 3 (Attachment 5).

CONFORMANCE WITH THE GENERAL PLAN

Staff has conducted an audit of General Plan policies, and has prepared the attached matrix (Attachment 3) to document how each proposed capital improvement conforms with the City's General Plan. In general, each CIP item implements a program or policy in the General Plan, which are identified by policy number and description for reference in the attached matrix.

**Subject: GENERAL PLAN CONFORMANCE REVIEW FOR
FISCAL YEAR 2019-20 MID-YEAR SUPPLEMENTIAON
TO THE CAPITAL IMPROVEMENT PROGRAM**

The General Plan has a time frame spanning the next 23 years, however, the City Council prioritizes and allocates limited resources every year. Not all General Plan goals or plans may be funded during each year of the CIP. The City Council ultimately decides spending priorities and determines if they are in harmony with the General Plan. Consequently, the proposed CIP does not spread City capital funding equally among all plan areas, but must prioritize funding based on the City Council's assessment of community needs and priorities. While a five-year future cost is forecast, the Council adopts fund allocations for a single-year CIP, so future years are not shown on the attached matrix.

There can sometimes be a concern that the amount budgeted for capital projects may not be adequate to support projected community growth. Conversely, another concern is that capital improvements might facilitate growth that exceeds planned levels, leading to development that is disorderly or adversely impacts the environment. Staff has reviewed the proposed CIP and finds no evidence that it will preclude the City from accommodating the growth envisioned in the General Plan, or cause any growth-management thresholds to be exceeded.

FISCAL IMPACT

There is no fiscal impact to the General Fund with finding the project in conformance with the General Plan 2040. There is sufficient funding in the Water Enterprise Fund to cover the cost of the Projects.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline Section 15378, therefore no further review is required. CEQA review is conducted for individual projects at the time of project approval.

RECOMMENDATION

To comply with Government Code Section 65401 and the objectives of the CIP, staff recommends that the Planning Commission recommend adoption of the FY 2019-20 Mid-Year Supplementation of the CIP to the City Council.

ATTACHMENTS

1.	Resolution
2.	A list of the Mid-Year projects to be added to the FY 2019-20 CIP, with projected costs
3.	A General Plan "conformance matrix" which identifies applicable General Plan policies for each project in the FY 2019-20 CIP
4.	The conformance matrix for this FY's CIP
5.	The full text of the General Plan policies listed in Attachment 3

CONTACT

Mike Malone, Water Director, (707) 648-4308
mike.malone@cityofvallejo.net

Mark Quady, Engineering Manager, (707) 648-4309
mark.quady@cityofvallejo.net

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC _____

A RESOLUTION OF THE PLANNING COMMISSION
FINDING THE MID-YEAR SUPPLEMENTATION TO THE CAPITAL IMPROVEMENT
PROGRAM IN CONFORMANCE WITH THE GENERAL PLAN

BE IT RESOLVED by the Planning Commission of the City of Vallejo as follows:

WHEREAS, the City of Vallejo Capital Improvement Program (CIP) is a five-year program adjusted annually that outlines public improvements and estimated expenditures to construct these improvements; and

WHEREAS, a proposed CIP has been developed for the 2018-2023 time period for City Council review and adoption; and

WHEREAS, California Government Code Section 65401 requires the City's Planning Commission to determine whether the "ensuing fiscal year" of the CIP (Fiscal Year or FY, 2019-20 in this case) is in conformance with the City's General Plan, and to report its determination to the City Council; and

WHEREAS, on January 6, 2020, the Planning Commission held a public hearing on the Water Department's proposed Mid-Year addition(s) to the FY 2019-20 CIP, as follows:

- 1) Jameson Pump #7 VFD Replacement Project;
- 2) Mare Island Booster Pump(s) Installation Project; and
- 3) Heavy Equipment Portable Generator Purchase.

NOW THEREFORE, the Planning Commission of the City of Vallejo hereby finds, determines and resolves as follows:

Section 1: The Planning Commission has duly considered the full record before it on this matter, which includes but is not limited to such things as the City staff report, the FY 2019-20 CIP, testimony by staff and the public (if any), and any other materials or evidence submitted or provided to the Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The General Plan Conformity Finding is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, since it is not a "project" as defined under CEQA.

Section 3: The afore-mentioned capital improvement projects conform with the Vallejo General Plan 2040.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 6th of January, 2020, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ROBERT SCHUSSEL, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

AFSHAN HAMID, SECRETARY
City of Vallejo Planning Commission

Attachment 2
CITY OF VALLEJO
Mid-Year Supplementation of FY 2019-20 CIP

	Fund No.	Fund Name	Project #	Project Name	New Appropriation
Line	177	LMD - Bordoni	PWL005	Highlands Park Vault Repair Design	\$ 25,000
1	Subtotal Fund 177				\$ 25,000
	185	LMD-Glen Cove	PWL002	Glen Cove Parkway Improvements	\$ 350,000
2	Subtotal Fund 185				\$ 350,000
	201	Capital Outlay	PW9423	Waterfront Park Project	\$ 100,000
3	201	Capital Outlay	PWC109	Pavement Maintenance and Rehabilitation	\$ 1,100,000
4A	201	Capital Outlay	PWC111	Public Building Repairs	\$ 1,000,000
5	201	Capital Outlay	PW9406	North Mare Island Levee Repair	\$ 50,000
6A	201	Capital Outlay	PW9409	Trash Enclosures - City Hall and Waterfront	\$ 75,000
7	201	Capital Outlay	PW9413	ADA Downtown Parking Lots Design - Phase A	\$ 25,000
8A	201	Capital Outlay	PW9415	ADA Sidewalk Shaving Program	\$ 50,000
9	201	Capital Outlay	PW9418	Mare Island Cemetery Rehabilitation	\$ 150,000
10	201	Capital Outlay	PW9419	North Mare Island Building Demolition	\$ 3,219,900
11	201	Capital Outlay	PWR20A	PG&E Rule 20A Project	\$ 208,000
12	Subtotal Fund 201				\$ 5,977,900
	203	Traffic Impact	PW9416	Vision Zero Plan and Corridor Study	\$ 150,000
13	203	Traffic Impact	PW9417	Traffic Calming Toolbox	\$ 100,000
14	203	Traffic Impact	PW9420	Erosion Control	\$ 200,000
15	203	Traffic Impact	PW9421	Turner Parkway Improvements	\$ 200,000
16	203	Traffic Impact	PW9422	Frontage Lane Traffic Signals	\$ 200,000
17	203	Traffic Impact	PW9701	Admiral Callaghan Widening	\$ 400,000
18	203	Traffic Impact	PW9730	Citywide Road Diet Study	\$ 50,000
19	203	Traffic Impact	PW9735	Highway Safety Improvement Program (HSIP) - 5 Intersections Improvement	\$ 50,000
20A	203	Traffic Impact	PW9736	Highway Safety Improvement Program (HSIP) - 6 Pedestrian Crossings Improvement	\$ 200,000
21A	203	Traffic Impact	PW9763	Highway Safety Improvement Program (HSIP) - Sonoma Bl	\$ 350,000
22	203	Traffic Impact	PW9766	Sereno Drive	\$ 250,000
23	Subtotal Fund 203				\$ 2,150,000
	415	Marina	PWM06	Marina Dredging	\$ 300,000
24	Subtotal Fund 415				\$ 300,000
	431	Parking	PW9413	ADA Downtown Parking Lots Rehab - Ph A	\$ 250,000
8B	Subtotal Fund 431				\$ 250,000
	221	Grant Reimb	PW9406	North Mare Island Levee Repair (FEMA portion)	\$ 50,000
6B	221	Grant Reimb	PW9408	Electric Vehicle (EV) Chargers at Vallejo Station	\$ 97,000
25	221	Grant Reimb	PW9735	Highway Safety Improvement Program (HSIP) - 5 Intersections Improvement	\$ 246,000
20B	221	Grant Reimb	PW9736	Highway Safety Improvement Program (HSIP) - 6 Pedestrian Crossings Improvement	\$ 1,305,800
21B	221	Grant Reimb	PW9802	Bay Trail / Vine Trail Gap Closure	\$ 225,000
26	Subtotal Fund 221				\$ 1,923,800
	226	Road Maint SB1	PWC109	Pavement Maintenance and Rehabilitation	\$ 1,890,981
4B	219	Gas Sec 2103	PWC109	Pavement Maintenance and Rehabilitation	\$ 400,000
4C	Subtotal Fund 219/226 Gas Tax				\$ 2,290,981
27	411	Lakes Water Capital	WT7031	Lakes Facilities Renovation	\$ 100,000
28	404	City Water Capital	WT7068	Fleming Hill Filter Media Replacement	\$ 650,000
29	404	City Water Capital	WT7071	Solano Transit Authority and Caltrans Pipe Replacement	\$ 300,000
30	404	City Water Capital	WT7073	Sacramento Bridge Waterline	\$ 100,000
31	404	City Water Capital	WT7074	Trans-Vallejo Pipeline and Grid Pumps	\$ 175,000

Attachment 2
CITY OF VALLEJO
Mid-Year Supplementation of FY 2019-20 CIP

32	404	City Water Capital	WT7086	Distribution System SCADA Renovation	\$ 85,000
33	404	City Water Capital	WT7089	Distribution Sampling Stations	\$ 85,000
34	404	City Water Capital	WT7092	Fleming Hill Chemical System Replacement	\$ 100,000
35	404	City Water Capital	WT7093	Flocculation & Sedimentation Basin Conversion/Replace	\$ 1,000,000
36	404	City Water Capital	WT7096	Lake Curry Dam Improvement Project	\$ 500,000
37	404	City Water Capital	WT7098	Meter Replacement Project	\$ 563,084
38	411	Lakes Water Capital	WT7104	Green Valley Diversion Dam Repairs	\$ 350,000
39	411	Lakes Water Capital	WT7105	Green Valley Water Treatment Plant Corrosion Control	\$ 250,000
40	411	Lakes Water Capital	WT7106	Siebe and Rockville Tank Replacement	\$ 350,000
41	404	City Water Capital	WT7107	Mare Island Reservoir Disinfectant By-Product (DBP) Destruction Unit	\$ 80,000
42	404	City Water Capital	WT7108	New Capitol Zone Pump Station	\$ 200,000
43A	404	City Water Capital	WT7109	New Enterprise Resource Planning Project (HTE Replacement)	\$ 280,000
43B	410	Travis Water Capital	WT7109	New Enterprise Resource Planning Project (HTE Replacement)	\$ 35,000
43C	411	Lakes Water Capital	WT7109	New Enterprise Resource Planning Project (HTE Replacement)	\$ 35,000
44	404	City Water Capital	WT7110	Pump Station Equipment Renovation	\$ 100,000
45	404	City Water Capital	WT7111	Water Main Replacement FY19-20	\$ 1,500,000
46	404	City Water Capital	PW9401	Lake Chabot Dam Improvement Project	\$ 100,000
47	404	City Water Capital	PW9402	Asset Management Project (CMMS)	\$ 75,000
48	404	City Water Capital	WT7112	Jameson Pump #7 VFD Replacement	\$ 315,000
49	404	City Water Capital	WT7113	Large Equipment Portable Generator Purchase	\$ 600,000
50	404	City Water Capital	WT7115	Mare Island Booster Pumps Installation	\$ 100,000
Subtotal Fund 404/410/411					\$ 8,093,084
Defunded Amount					\$ 513,084
Water Total					\$ 7,580,000
Grand Total					\$ 20,847,681

Attachment 3
FY19-20 General Plan-Mid Year CIP Conformance Matrix

#	Category	Project ID	Project Name	Description	Location	Vallejo General Plan 2040		
						Chapter	Topical Area	Applicable Goals/Policies (all are policies unless otherwise noted)
1	Facilities: Water	WT7112	Jameson Pump #7 VFD Replacement	Repace outdated VFD drive at Jameson Pump #7.	Cordelia	Community & People	Healthy Environment	CP-1.13 (Action A)
2	Facilities: Water	WT7113	Portable Emergency Generators	Purchase of Portable Generators to ensure continuous operations during PG&E's PSPS Outages and/or any other unexpected outages.	Multiple / System-Wide	Community & People	Healthy Environment	CP-1.13 (Action A)
3	Distribution: Water	WT7115	Mare Island Booster Pumps	Install booster pumps to meet state-mandated pressure requirements to Forestry Building and Golf Course.	Mare Island	Community & People	Healthy Environment	CP-1.13 (Action A)

Attachment 4
FY19-20 General Plan-CIP Conformance Matrix

#	Category	Project ID	Project Name	Description	Location	Vallejo General Plan 2040		
						Chapter	Topical Area	Applicable Goals/Policies (all are policies unless otherwise noted)
1	Infrastructure: Other	PWL005	Highlands Park Septic Tank Vault Repair Design	The septic tank located at Highlands Park is faulty. This project is for the design of rehabilitation of the septic tank vault.	Highlands Park	Community & People	Healthy Environment	CP-1.15 (Action C)
2	Infrastructure: Transportation	PWL002	Glen Gove Parkway Improvements	This project will include public right-of-way improvements from one-time surplus funds from the maturing Glen Cove Improvement District bond, budgeted in 2008. This project will remove and replace existing landscaping along Glen Cove Pkwy from Robles Way to its southern terminus. The project has been divided into six phases. Phase 1 will consist of the area from Robles Way to Wellfleet Drive.	Glen Cove Parkway	Community & People	Urban Greening and Community Health	CP-1.7
3	Infrastructure: Other	PW9423	Waterfront Park Project	This project will develop the entire Waterfront Park, from the southern end, Independence Park region, to the Waterfront Green, north of the ferry terminal. Improvements will include landscaping, the installation of fitness equipment, a performance stage and native plants and trees.	Waterfront	Community & People; Nature & Built Environment; Mobility, Transportation, & Connectivity	CP: Active Living; NBE: Access & Connectivity; MTC: Downtown/Waterfront	CP-1.4 (Action A), NBE-4.3, NBE-4.5, MTC-3.5 (Action A)
4	Infrastructure: Transportation	PWC109	Pavement Maintenance and Rehabilitation	Paving of various streets throught the city.	Citywide	Mobility, Transportation, & Connectivity	Citywide Mobility	MTC-2.6
5	Facilities: Other	PWC111	Public Building Repairs	This project includes performing work on facilities owned by the City	Citywide	Economy, Education, & Training	Stewardship of Public Assets	EET-1.9
6	Infrastructure: Other	PW9406	North Mare Island Levee Repair	The purpose of this project is to repair the North Mare Island Levee.	North Mare Island Levee	Nature & Built Environment	Flood Control	NBE-5.6 (Action F)
7	Facilities: City Hall	PW9409	Trash Enclosures - City Hall and Waterfront	Build trash enclosures at City Hall and the Ferry Building to keep the public and waterways safe from the trash.	City Hall and Ferry Building	Community & People	Healthy Environment	CP-1.15 (Action A)
8	Facilities: Other	PW9413	ADA Downtown Parking Lots Design - Phase A	Improve the ADA accessibility and compliance at the Downtown parking lots D, H, I, J, K, L, and M. These lots are contractually obligated to be completed by May 30, 2020.	Downtown Parking Lots D, H, I, J, K, L, and M	Mobility, Transportation, & Connectivity	Citywide Mobility	MTC-2.4
9	Infrastructure: Other	PW9415	ADA Sidewalk Shaving Program	The purpose of this project is to improve sidewalks throughout the City to ensure the sidewalks are in compliance with the Americans with Disabilities Act (ADA).	Citywide	Community & People; Mobility, Transportation, & Connectivity	CP: Active Living; MTC: Citywide Mobility	CP-1.6, MTC-2.4
10	Facilities: Other	PW9418	Mare Island Cemetery Rehabililation	This project is for the rehabilitation of the Mare Island Cemetery and the possible transfer of ownership back to the Federal Government.	Mare Island Cemetery	Nature & Built Environment; Economy, Education, & Training	NBE: Cultural Resources, Play to Strengths; EET: Visitor Destination	NBE-1.9, NBE-2.4 (Action A), EET-1.3 (Action B)
12	Infrastructure: Other	PWR20A	PG&E Rule 20A Project	PG&E has Rule 20A credits which are to be used for underground wiring of the overhead PG&E lines during construction.	Citywide	Nature & Built Environment	Scenic Resources	Goal NBE-1, Policy NBE-1.5

Attachment 4
FY19-20 General Plan-CIP Conformance Matrix

#	Category	Project ID	Project Name	Description	Location	Vallejo General Plan 2040		
						Chapter	Topical Area	Applicable Goals/Policies (all are policies unless otherwise noted)
13	Infrastructure: Other	PW9416	Vision Zero Plan and Corridor Study	The purpose of study is to pinpoint factors contributing to traffic deaths and serious injuries, and to identify proven safety countermeasures to address those factors through education, engineering, enforcement, and evaluation in order to eliminate traffic fatalities within the City of Vallejo.	Citywide	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1 (Action A), MTC-2.4, MTC-2.7
14	Infrastructure: Transportation	PW9417	Traffic Calming Toolbox	This project is an update of the 2013 Traffic Calming Toolbox, which is a catalog of strategies (physical design and other measures) to improve safety for motorist, pedestrians and cyclists.	Citywide	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1 (esp. Action C), MTC-2.4, MTC-2.7
15	Infrastructure: Other	PW9420	Erosion Control	Installation of erosion control measures that will prevent the release of sediment/storm water into existing drainage systems.	Citywide	Community & People	Healthy Environment	CP-1.15
16	Infrastructure: Other	PW9421	Turner Parkway Improvements for Development of Cooke Property	Removal of a portion of the median and the construction of a 3-way intersection, to serve proposed residential development on Cooke Property. Includes pavement, signage, and striping on Turner Parkway from Admiral Callaghan Lane to Ascot Parkway.	Turner Parkway	Nature & Built Environment; Economy, Education, & Training; Mobility, Transportation, & Connectivity	NBE: Growth Management; EET: Stewardship of Public Assets MTC: Citywide Mobility	NBE-2.8, EET-1.8 (Action C), MTC-2.4 (Action A)
17	Infrastructure: Other	PW9422	Frontage Lane Traffic Signals for Development of Cooke Property	Installation of up to 3 3-way traffic signals and paving of one full travel lane at Cooke Property, to serve proposed Costco/retail development.	Admiral Callaghan Lane	Nature & Built Environment; Economy, Education, & Training; Mobility, Transportation, & Connectivity	NBE: Growth Management; EET: Stewardship of Public Assets, Business Development MTC: Citywide Mobility	NBE-2.5 (Action A), NBE-2.8, EET-1.8 (Action C), EET-3.2 (Action A), MTC-2.4 (Action A)
18	Infrastructure: Transportation	PW9701	Admiral Callaghan Widening	Widens Admiral Callaghan Lane from 2 lanes to 4 lanes from Redwood Parkway to Turner Parkway; includes Class 2 bike lanes.	Admiral Callaghan Lane	Nature & Built Environment; Economy, Education, & Training; Mobility, Transportation, & Connectivity	NBE: Growth Management; EET: Stewardship of Public Assets, Business Development MTC: Safe Streets, Citywide Mobility	NBE-2.5 (Action A), NBE-2.8, EET-1.8 (Action C), EET-3.2 (Action A), MTC-2.1 (Action B), MTC-2.4 (Action A)
19	Infrastructure: Transportation	PW9730	Citywide Road Diet Study	This project is to review which roadways in the City are good candidates for reducing the number of lanes from 4 lanes to 2 lanes.	Citywide	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1, MTC-2.4, MTC-2.7
20	Infrastructure: Transportation	PW9735	Highway Safety Improvement Program (HSIP) - 5 Intersections Imp	Install pedestrian crossing enhancements such as advanced pedestrian warnings and signs as well as Rectangular Rapid-Flashing Beacons (RRFBs) at five intersections.	Citywide	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1, MTC-2.4, MTC-2.7
21	Infrastructure: Transportation	PW9736	Highway Safety Improvement Program (HSIP) - 6 Pedestrian Imp	Install High-Intensity Activated Crosswalk beacon (HAWK) at six unsignalized pedestrian crossings.	Citywide	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1, MTC-2.4, MTC-2.7

Attachment 4
FY19-20 General Plan-CIP Conformance Matrix

#	Category	Project ID	Project Name	Description	Location	Vallejo General Plan 2040		
						Chapter	Topical Area	Applicable Goals/Policies (all are policies unless otherwise noted)
22	Infrastructure: Transportation	PW9763	Highway Safety Improvement Program (HSIP) - Sonoma Blvd Road Diet	This project will reduce the number of travel lanes on Sonoma Blvd, between Georgia St and Florida St, from four lanes down to two lanes. Turning lanes and loop detectors at the traffic signals will also be rearranged.	Sonoma Blvd, from Georgia St to Florida St	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1, MTC-2.4, MTC-2.7
23	Infrastructure: Transportation	PW9766	Sereno Drive	Sereno Drive improvements in front of Kaiser Hospital for roadway deterioration during the construction of a new wing to the Kaiser Permanente Hopsital and a new parking garage, and several other smalling buildings.	Sereno Drive	Mobility, Transportation, & Connectivity	Citywide Mobility	MTC-2.6
24	Infrastructure: Marina	PWM06	Marina Dredging	This project provides ongoing dredging within the Marina to allow ingress and egress of vessels to and from berths and fueling docks.	Vallejo Municipal Marina - 42 Harbor Way	Nature & Built Environment; Mobility, Transportation, & Connectivity	NBE: Community Enhancing Uses; MTC: Waterways	NBE-4.1 (Action B), MTC-3.10 (Actions A and B)
25	Facilities: Other	PW9408	Electric Vehicle (EV) Chargers at Vallejo Station	Add Electric Vehicle (EV) chargers at the Vallejo Station Parking Garage.	485 Santa Clara Street	Mobility, Transportation, & Connectivity	Eco-mobility and Sustainable Transportation	MTC-2.13 (Action A)
26	Infrastructure: Other	PW9802	Bay Trail / Vine Trail Gap Closure	Construct Class I and Class II gap closure along the Bay Trail and Vine Trail regarding networks from Vallejo Ferry Terminal north to the City of American Canyon.	Wilson Ave to American Canyon	Mobility, Transportation, & Connectivity	Safe Streets, Citywide Mobility	MTC-2.1, MTC-2.4, MTC-2.7, MTC-3.4 (Action B)
38	Facilities: Water	WT7104	Green Valley Diversion Dam Repairs	Design and construct repairs to access infrastructure (bridges and stairs) at the Green Valley Diversion Dam. Background: Altas fire burned bridges and other access infrastructure causing safety and access issues.	Green Valley	Community & People	Healthy Environment	CP-1.13 (Action A)
39	Facilities: Water	WT7105	Green Valley Water Treatment Plant Corrosion Control	Correction and prevention measures to mitigate corrosion issues with the Green Valley treatment plant to include painting/coating of surfaces	Green Valley	Community & People	Healthy Environment	CP-1.13 (Action A)
40	Facilities: Water	WT7106	Siebe and Rockville Tank Replacement	Replace both tanks within Green Valley system; tanks are steel, undersized, and in need of repair	Green Valley	Community & People	Healthy Environment	CP-1.13 (Action A)
41	Facilities: Water	WT7107	Mare Island Reservoir Disinfectant By-Product (DBP) Destruction Unit	Install a new disinfectant by-product destruction system, utilizing mixing and aeration.	Vallejo	Community & People	Healthy Environment	CP-1.13 (Action A)
42	Facilities: Water	WT7108	New Capitol Zone Pump Station	Build new Capitol Street pumping facility at Capitol and Eldorado streets. Site to be determined.	Vallejo	Community & People	Healthy Environment	CP-1.13 (Action A)
43	Facilities: Water	WT7109	New Enterprise Resource Planning Project (HTE Replacement)	Annual transfer to Finance Department to support new Enterprise Resource Planning (ERP)project (AKA HTE replacement) - City portion	Vallejo	Community & People	Healthy Environment	CP-1.13 (Action A)
44	Facilities: Water	WT7110	Pump Station Equipment Renovation	Replace various pumps in system that are underperforming based on need and/or energy efficiency study.	Vallejo	Community & People	Healthy Environment	CP-1.13 (Action A)
45	Facilities: Water	WT7111	Water Main Replacement FY19-20	Annual replacement of pipes in the distribution system.	Vallejo	Community & People	Healthy Environment	CP-1.13 (Action A), CP-1.15

GENERAL PLAN 2040 POLICIES RELATED TO CAPITAL IMPROVEMENTS, PUBLIC FACILITIES AND INFRASTRUCTURE

Chapter 3 – Community & People

POLICY CP-1.4 Active Recreation Facilities. Ensure all Vallejo residents are served by convenient and safe active recreation facilities that meet the needs of all ages, abilities, and interest groups.

- *Action CP-1.4A. Include active recreation opportunities for a range of ages and interests as considerations in planning and projects for the central waterfront and shoreline areas.*

POLICY CP-1.6 Active Transportation Network. Promote the health benefits of walking and bicycling by providing a convenient and safe network of bicycle paths and routes, sidewalks, pedestrian paths, and trails, including connections with major destinations such as civic facilities, educational institutions, employment centers, shopping, and recreation areas.

- *Action CP-1.6A. Identify problem locations in Vallejo regarding pedestrian/auto and bicycle/auto collisions, identify measures (e.g., traffic calming, improved street lighting) to reduce collisions, and develop a prioritized program for implementing identified measures.*
- *Action CP-1.6B. Support and expand Vallejo's Safe Routes to Schools program in collaboration with the VCUSD, Vallejo Police Department, Solano Public Health, and Solano Transportation Authority (STA).*
- *Action CP-1.6D. Develop guidelines for public and private projects that promote safe, convenient, and attractive bike and pedestrian facilities, including amenities to enhance bike and pedestrian activity, such as bicycle racks, lockers, street trees, public art, and street furniture.*

POLICY CP-1.7 Green Space. Promote community physical and mental health through provision and preservation of the urban forest, natural areas, and “green” infrastructure (i.e. best practices water management).

- *Action CP-1.7A. Seek funding to develop and implement an Urban Greening Plan that identifies needs, opportunities, projects, and potential funding, in collaboration with community partners.*
- *Action CP-1.7E. Continue to implement green infrastructure practices that draw upon natural processes to address storm water drainage and flood control and potentially add to Vallejo's network of green spaces.*

POLICY CP-1.13 Clean Water. Provide a safe, adequate water supply citywide.

- *Action CP-1.13A. Periodically assess the need to repair or replace aging water supply infrastructure, and incorporate upgrades and improvements into the Capital Improvement Program as needed.*

- *Action CP-1.13B. Develop a plan to upgrade and finance water infrastructure improvements.*

POLICY CP-1.15 Water Quality. Maintain and improve water quality in a way that provides public and environmental health benefits.

- *Action CP-1.15A. Require new development to incorporate site design, source control, and treatment measures to keep pollutants out of stormwater during construction and operational phases, consistent with City of Vallejo Municipal Ordinance.*
- *Action CP-1.15C. Consult with appropriate regional, State, and federal agencies to monitor water quality and address local sources of groundwater and soil contamination, including possible underground storage tanks, septic tanks, and industrial uses, as necessary, to achieve State and federal water quality standards.*

Goal CP-2. Safe City: Protect personal safety in Vallejo's neighborhoods and public spaces.

POLICY CP-2.1 Police Services. Provide responsive, efficient, and effective police services that promote a high level of public safety.

- *Action CP-2.1E. Periodically review response capabilities to determine potential need for additional law enforcement facilities, equipment, or personnel, and identify specific geographic areas requiring expanded services.*
- *Action CP-2.1F. Address the need for a new public safety facility site and building to replace the aging Police Department Facility through a feasibility study and seek out funding opportunities. Identify a suitable location centrally located within easy access to major thoroughfares and freeways.*

POLICY CP-2.3 Fire Prevention and Response Services. Ensure the provision of fire prevention and emergency response services that minimize fire risks and protect life and property.

- *Action CP-2.3A. Periodically review response times to gauge the need for additional VFD facilities, equipment, and personnel, and identify specific geographic areas of the city that may not be adequately served.*

POLICY CP-3.2 Neighborhood Focal Points. Promote school facilities that serve as neighborhood focal points where residents and families come together.

- *Action CP-3.2A. Work with VCUSD, private schools, public agencies, and community service providers to identify opportunities to collocate community facilities with schools, so that multiple services may be delivered from a single location.*

POLICY CP-3.4 Parks. Plan for and provide parkland and facilities to support Vallejo's recreational needs.

- *Action CP-3.4A. Maintain a standard of 4.25 acres of parkland per thousand residents and continue to require that new residential development make a fair share contribution to future parks development.*

- *Action CP-3.4B. Work with GVRD, VSFCD, and other community partners to identify potential sites for new parks, playgrounds, recreation centers, sports fields, skate parks, and other recreational facilities in underserved areas as well as in areas where population growth is anticipated. Collaborate to explore funding mechanisms for acquisition and maintenance of new parks and facilities.*

POLICY CP-3.5 Parks Maintenance. Maintain and improve parks and facilities in Vallejo.

- *Action CP-3.5A. Consider ways to increase funding for park maintenance, including a park impact fee applicable to commercial development.*

POLICY CP-3.6 Park Safety. Ensure that parks are designed and managed to maximize the personal safety of users and maintain the visibility of play areas.

- *Action CP-3.6B. Work with GVRD to periodically conduct CPTED audits of park facilities to identify and prioritize improvements that can enhance safety.*

Chapter 4 – Nature & Built Environment

Goal NBE-1. Beautiful City: Preserve and enhance the natural, historic, and scenic resources that make Vallejo special.

POLICY NBE-1.5 Scenic Vistas. Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.

POLICY NBE-1.7 Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.

POLICY NBE-1.9 Cultural Resources. Protect and preserve archaeological, historic, and other cultural resources.

POLICY NBE-2.4 Play to Strengths. Capitalize on Vallejo's maritime tradition, higher education presence, and historic downtown to keep and attract land use activities that contribute positive energy to the community.

- *Action NBE-2.4A. Continue to use the Mare Island Specific Plan to guide development and conservation on Mare Island and support activities that contribute to the economic and social well-being of the community.*

POLICY NBE-2.5 Regional Retail and Entertainment. Support a thriving mix of regional retail and entertainment uses near Interstate 80.

- *Action NBE-2.5A. Work with property owners in the Northgate Area to retain and attract businesses that cater both to local residents and regional shoppers, including through circulation and wayfinding improvements.*

POLICY NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.

POLICY NBE-2.9 Public Service Provision. Ensure that private development provides sufficient funding for infrastructure and public services to support the development.

- *Action NBE-2.9A. Require fiscal impact analyses, as appropriate, for development proposals in order to evaluate public facility needs and costs, and the revenue likely to be generated by that development.*
- *Action NBE-2.9B. Continue to facilitate establishment of assessment districts to finance and maintain public facility improvements.*
- *Action NBE-2.9C. Maintain and update a list of potential, proposed, and approved projects in the city, and report annually the number of housing units and the amount of non-residential development constructed or rehabilitated.*
- *Action NBE-2.9D. Periodically update nexus studies and adjust development impact fees as may be needed to ensure that there is sufficient funding for the infrastructure and public services needed to support growth.*
- *Action NBE-2.9E. Engage the Vallejo City Unified School District (VCUSD) in the review of major new residential development projects to ensure that adequate school facilities are or will be available to accommodate new students.*

POLICY NBE-4.1 Waterfront Focus. Prioritize public access and recreational and water-dependent uses along the waterfront while minimizing adverse effects on the natural environment.

- *Action NBE-4.1B. Investigate and provide access to places for in-water recreational activities and for commercial and recreational small crafts, such as water taxis, canoes, and kayaks.*

POLICY NBE-4.3 Trails. Support development and implementation of a comprehensive plan for trails that provides access to the waterfront.

- *Action NBE-4.3A. Facilitate development of a promenade and trail, along the waterfront or as close to the waterfront as feasible, extending from the Zampa Bridge in South Vallejo north to River Park and White Slough.*
- *Action NBE-4.3B. Identify priority scenic views and points of interest along the waterfront and potential connections to surrounding destinations.*
- *Action NBE-4.3C. Seek funding for infrastructure improvements, landscaping, and outdoor amenities to increase pedestrian, bike, and transit access to the water and build linkages to downtown Vallejo.*

POLICY NBE-4.5 Waterfront Stewardship. Manage commercial areas of the waterfront so as to contribute to the overall sustainable fiscal health of the City.

- *Action NBE-4.5A. Create a phased Waterfront Capital Improvement Program that identifies projects and estimates operational and maintenance costs.*

POLICY NBE-5.1 Event Readiness. Prepare sufficiently for major events to enable quick and effective response.

- *Action NBE-5.1E. Periodically update the City's Capital Improvement Program to include improvements that will expedite emergency response.*

POLICY NBE-5.4 Project Location and Design. Prohibit development in any area where it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels.

- *Action NBE-5.4D. Locate public facilities that are critical to health and safety (such as police and fire stations, and water and sewer facilities) so as to minimize potential impacts from hazards.*

POLICY NBE-5.6 Flood Control Planning. Protect the community from potential flood events.

- *Action NBE-5.6F. Work with FEMA to evaluate levees on the western side of Mare Island to enhance the embankments, as necessary.*

POLICY NBE-5.7 Design for Stormwater Control. Encourage new development and redevelopment to minimize the area of new roofs and paving.

- *Action NBE-5.7A. Provide informational materials that promote the use of permeable materials for driveways, streets, parking lots, sidewalks, and plazas.*
- *Action NBE-5.7B. Continue to manage and maintain City-owned storm drainage infrastructure to avoid flooding and reduce the negative effects of stormwater runoff.*

POLICY NBE-5.8 Dam Safety. Ensure that City-operated dams are properly maintained through regular inspections, and take precautions necessary to protect Vallejo properties from related flood hazards in the event of dam failure.

- *Action NBE-5.8A. Work with the California Division of Dams (CDOD) and California Office of Emergency Services (CalOES) in the update of dam inundation maps and Emergency Action Plans (EAPs), as needed, for the dams operated by the City of Vallejo.*

POLICY NBE-5.9 Sea Level Rise. Plan for sea level rise and participate in regional adaptation efforts for areas of Vallejo at risk from sea level rise.

- *Action NBE-5.9A. For City underground utilities, use materials that are more resistant to corrosion from saltwater intrusion.*
- *Action NBE-5.9B. Seek funding to develop and implement sea level rise adaptation strategies and projects.*

- *Action NBE-5.9C. In consultation with Solano County and the San Francisco Bay Conservation and Development Commission (BCDC), develop a Sea Level Rise Strategy that identifies properties and resources susceptible to sea level rise and includes protection and adaptation strategies, based on the latest sea level rise planning guidance from the State.*

Chapter 5 – Economy, Education, & Training

POLICY EET-1.1 Premier Manufacturing Site. Make Vallejo a premier regional site for manufacturing, including basic and advanced fabrication, clean-tech, and green-tech industries. Work with Solano Economic Development Corporation (EDC) to Action EET-1.1A attract manufacturers in sectors such as food and beverage, life-science, clean technology, green technology, and other industries that will provide high quality jobs.

- *Action EET-1.1B. Prioritize North Mare Island for development, such as a manufacturing use, including facilitating infrastructure investment and state and regional incentives for job creation.*

POLICY EET-1.3 Visitor Destination. Make Vallejo an important visitor destination in the Bay Area. Collaborate with Visit Vallejo to enhance the tourism economy, Action EET-1.3A including a multi-faceted strategy that includes arts, culture, history, lodging, and entertainment.

- *Action EET-1.3B. Promote Vallejo's rich naval heritage and support development of a naval tourist attraction on Mare Island.*

POLICY EET-1.8 Public Investments. Leverage public investments to enhance Vallejo's economic vitality, and invest resources in ways that ensure that Vallejo is a healthy, safe, and engaged community.

- *Action EET-1.8A. Continue to balance revenues with expenditures to maintain and enhance Vallejo's fiscal sustainability.*
- *Action EET-1.8B. Consider identifying and setting aside funds that can be used as local match funds to solicit grants and non-traditional funding for priority projects not otherwise feasible.*
- *Action EET-1.8C. Ensure that the Capital Improvement Plan identifies and prioritizes infrastructure needs to be supported by new development.*

POLICY EET-1.9 Municipal Services. Provide robust, high-quality municipal services and build revenue to achieve a self-sustaining model of funding.

- *Action EET-1.9A. Continue to partner with public agencies to enhance Vallejo's infrastructure, including active transportation and transit connections and facilities, and services needed for new development and investment.*

POLICY EET-1.10 Public Land. Improve City-owned land and properties to stimulate private investment in employment and high-quality commercial, residential, and mixed-use development.

- *Action EET-1.10D. Identify opportunities to co-locate public facilities to achieve economies of scale and create convenient neighborhood service centers for Vallejoans.*

POLICY EET-3.2 Local Business Retention. Retain existing businesses and encourage their expansion within Vallejo.

- *Action EET-3.2A. Continue implementing an active business retention and expansion program for existing businesses, recognizing that the majority of new local jobs are created among existing firms.*

POLICY EET-3.5 Fiber Optics. Establish a Municipal High-Speed Fiber Optic Network to support enhanced telecommunications capacity of the City.

- *Action EET-3.5A. Adopt a Fiber Optic Master Plan for Vallejo to galvanize the citywide traffic signal fiber network and provide service to public agencies, educational institutions, medical facilities, and businesses.*
- *Action EET-3.5B. Incorporate telecommunications conduit in all public infrastructure projects, where appropriate and feasible, affording connections to local area networks, including the City's Fiber Optic Network.*

POLICY EET-4.2 Responsible Development. Favor residential, commercial, and industrial development that can mitigate or avoid environmental impacts.

- *Action EET-4.2A. Continue to incorporate sustainable design elements such as solar panels and water efficient landscaping into the construction of City-owned and operated facilities.*

Chapter 6 – Mobility, Transportation, & Connectivity

POLICY MTC-1.3 First/Last Mile Connections. Provide enhancements to the local transit network that make it easier and more convenient to use regional transit.

- *Action MTC-1.3A. Pursue One Bay Area grants and other funding to better connect regional transit and the local bicycle and pedestrian network, including through physical infrastructure, wayfinding signage, and real-time information displays.*

POLICY MTC-2.1 Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow.

- *Action MTC-2.1A. Prepare a citywide Bicycle and Pedestrian Master Plan that builds on the 1998 Plan, identifies improvements needed to close gaps in the network and work toward a "Vision Zero" target for eliminating traffic fatalities and reducing non-fatal collisions.*
- *Action MTC-2.1B. Prioritize completion of sidewalk and bicycle projects listed in the Bicycle and Pedestrian Master Plan as City resources allow.*
- *Action MTC-2.1C. Establish a neighborhood traffic-calming program to involve residents in identifying issues on neighborhood streets and actions to address them.*

POLICY MTC-2.2 Education. Promote safety programs to educate all road users about risks and responsibilities.

- *Action MTC-2.2C. Prioritize school access improvements identified by the Vallejo Police Department (VPD) in the City's Capital Improvement Program for near-term action.*

POLICY MTC-2.4 Citywide Mobility. Maintain a transportation network that provides mobility for all ages and abilities and for all areas of the community.

- *Action MTC-2.4A. Annually update and prioritize the Capital Improvement Program list of roadway and transportation improvements needed to support all modes of travel in Vallejo.*

POLICY MTC-2.6 Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials.

- *Action MTC-2.6A. Target neighborhood corridors, commercial corridors, and arterial segments that have a pavement condition index (PCI) of 50 or less and enhance economic development opportunities as top priorities and seek funding for improvements.*

POLICY MTC-2.7 Complete Streets. Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders.

- *Action MTC-2.7A. Investigate preparing and refining a Complete Streets map, classifying and prioritizing streets for alternative modes of transport.*
- *Action MTC-2.7B. Seek funding to improve sidewalk conditions, including widening of substandard sidewalks and adding street trees and lighting.*
- *Action MTC-2.7D. Adopt the National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Urban Bikeway Design Guide to direct future improvement projects.*
- *Action MTC-2.7E. Factor in bus operational and access needs when considering the location, planning, and design of site improvements, considering such factors as bus operational needs, proximity of building to streets, and provision of sidewalks, supporting an efficient, reliable, and safe transit system accessible to all.*

POLICY MTC-2.11 Sustainable Transportation. Ensure that circulation improvements can be operated and maintained within existing and future resource limitations.

- *Action MTC-2.11A. Annually review transportation projects in the City's Capital Improvement Program to ensure that near-term priorities are achievable given available resources.*

POLICY MTC-2.13 Alternative Fuel Vehicles. Utilize alternative fuel vehicles as much as feasible.

- *Action MTC-2.13A. Work with the Solano Transportation Authority (STA) and other partners to install electric vehicle charging stations in all City-owned parking facilities downtown and at major parking facilities and employment centers.*
- *Action MTC-2.13B. Work with public transportation agencies, such as the Solano Transportation Authority and Soltrans, to develop a strategy to implement a network of public and private alternative fueling stations, such as electric vehicle charging stations and stations providing compressed natural gas (CNG).*

POLICY MTC-3.1 Coordinated Transportation Planning. Ensure that improvements to the transportation network support a land use pattern that connects the community and facilitates travel among Vallejo's neighborhoods.

- *Action MTC-3.1A. Work with Caltrans, Solano County, Soltrans, and the Solano Transportation Authority to identify and seek funding for improvements that make intra-city travel easier, including for transit, bicycles, and pedestrians.*
- *Action MTC-3.1B. Synchronize improvements to the local street network with planned expansion of the County bicycle network and the regional trail system in Vallejo.*
- *Action MTC-3.1C. Involve residents, businesses, and other community members in choosing among options for street improvement projects to create a stronger sense of place and neighborhood ownership in the design of roads, streetscapes, and other transportation related facilities.*

POLICY MTC-3.4 Walking, Biking, and Rolling. Expand the local bicycle and trail network to provide safe, healthy, attractive options for non-motorized travel among destinations in Vallejo, including for wheelchair users.

- *Action MTC-3.4A. Where appropriate and feasible, convert underused City rights-of-way to bikeways along travel lanes, drainage canals, and rail corridors, to enhance connectivity.*
- *Action MTC-3.4B. Pursue public and private funding to expand and link the network of pedestrian and bicycle paths and facilities beginning in selected transit-oriented priority areas.*
- *Action MTC-3.4C. Regularly maintain key neighborhood connection routes to facilitate bicycle access, including through debris removal and street repair.*

POLICY MTC-3.5 Walkability. Promote a well-designed, interconnected, pedestrian-friendly environment in the Downtown/Waterfront District.

- *Action MTC-3.5A. Continue to improve the pedestrian realm connecting downtown with the waterfront and along the waterfront on both sides of the Mare Island Strait, consistent with the Waterfront Planned Development Master Plan and the Mare Island Specific Plan.*

POLICY MTC-3.7 Shared Streets. Facilitate access to and through the District by alternatives to the automobile.

- *Action MTC-3.7A. Establish shared streets within the Downtown/Waterfront District that accommodate bicycles and transit through provision of dedicated lanes where appropriate.*

POLICY MTC-3.9 Sufficient Parking. Provide for sufficient but not excessive parking.

- *Action MTC-3.9C Design parking lots, where feasible, to include clearly marked and shaded pedestrian pathways between transit facilities and building entrances.*
- *Action MTC-3.9D Develop a central parking facility, consistent with the Downtown Specific Plan.*

POLICY MTC-3.10 Boating. Support recreational boating in Vallejo and foster the development of commercial boating activities, including dinner cruises and water taxis.

- *Action MTC-3.10A. Operate the Municipal Marina in a financially viable manner.*
- *Action MTC-3.10B. Seek funding for marina operations and maintenance, including needed dredging within the existing harbor.*