



**MEMORANDUM**  
**PLANNING DIVISION**

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**DATE:** March 29, 2021  
**TO:** Planning Commission  
**FROM:** Michelle Hightower, Senior Planner  
 Christina Ratcliffe, Interim Planning and Development Services Director  
**SUBJECT:** New Zoning Code Project

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**BACKGROUND**

On March 15, 2021, the Planning Commission held a public hearing on the New Zoning Code Project (Project). Following the close of the public hearing and discussion, the Planning Commission voted unanimously to continue the public hearing to a date certain on March 29, 2021. The City Council public hearing on the project is scheduled for Tuesday, April 13, 2021.

The New Zoning Code Project includes an update of Title 16, Zoning Code of the Vallejo Municipal Code and Zoning Map to implement the General Plan 2040 adopted by City Council in 2017. The Zoning Code update represents the first comprehensive review since 1980. The Project also includes the following:

1. Amendments to the General Plan Text and Land Use Map
2. Repeal of the Northgate Specific Plan
3. Amendments to the Downtown Vallejo Specific Plan
4. Amendments to the White Slough Specific Area Plan

An Initial Study/Mitigated Negative Declaration was prepared for the Project, which tiered from the General Plan/Sonoma Boulevard Specific Plan Environmental Impact Report. The Initial Study determined that the Project with mitigations will not adversely affect the environment and a Mitigation Monitoring and Report Project has also been prepared. The Staff Report prepared for the March 15, 2021 public hearing provides an overview of the Project and the environmental analysis, and is attached to this Memo. (See Attachment 1)

**PROJECT UPDATE**

Staff released an updated Draft Zoning Code and Map on March 5, 2021 in preparation of formal consideration of the Project by the Planning Commission. Since that time, Staff has applied the New Zoning Code to different development scenarios and received additional comments from the public and Commission, and has made additional changes, corrections, and edits for clarity that have been compiled in an Errata to the Draft Code. (See Attachment 2) Minor corrections have been made to the Zoning Map. Staff has also prepared a summary of public and Commission comments received throughout the New Zoning Code process. The summary provides responses to the comments and identifies corresponding section/s of the New Zoning Code, as applicable. (See Attachment 3).

White Slough Specific Area Plan

As noted above, Staff has proposed to amend the White Slough Specific Area Plan to reference the New Zoning Code for land use regulations and general development standards, as anticipated in the General Plan

2040. State law requires approval from the Bay Conservation Development Commission (BCDC) prior to adopting amendments to this Specific Area Plan. On Friday, March 18, 2021, Staff received confirmation from BCDC that the proposed amendment requested by the City is consistent with the White Slough Protection and Development Act, the McAteer-Petris Act and with the San Francisco Bay Plan in that it will not adversely affect the Bay nor public access to and enjoyment of the Bay. (See Attachment 4)

#### Adoption and Implementation of the New Zoning Code

The City Council's first reading of the ordinances is anticipated to take place on April 13, 2021; the second reading is scheduled for April 27, 2021; and, the tentative effective date of the New Zoning Code is May 27, 2021. To address several topics not included in the New Zoning Code Project, Staff will implement a second Phase following adoption of the 2021 Code. This includes amending related sections of the Vallejo Municipal Code, revisiting several properties that may require corrections to the General Plan Land Use Map, and other topics including but not limited to Design Guidelines, possible minimum height requirements in certain commercial districts, Short-term Rentals, Inclusionary Housing Development Incentives, and Parking In-Lieu and Assessment District Standards.

To correct any errors or omissions discovered during the first six months of implementation, Staff will maintain an ongoing list of potential code changes either suggested by customers, community members, or Staff who regularly utilize the Code. Staff has also committed to review the Code every three years for updates and corrections, if needed.

#### **CONCLUSION/RECOMMENDATION**

Staff recommends the Planning Commission re-open the public hearing and receive any additional comments on the Project. Given the number of changes, clarifications, and corrections listed in the Errata, Staff also recommends a Second Revised Draft Zoning Code be prepared that incorporates the changes, as well as any changes recommended by the Planning Commission prior to the upcoming City Council hearing scheduled for April 13, 2021.

Staff further recommends the Planning Commission take the following actions:

1. Adopt a Resolution Recommending that the City Council Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project. (PC 21-03)
2. Adopt a Resolution of Intent to Amend the General Plan 2040 Text and Land Use Map as Part of the New Zoning Code Project. (PC 21-04A)
3. Adopt a Resolution Recommending that the City Council Adopt Amendments to the General Plan 2040 Text and Land Use Map as Part of the New Zoning Code Project. (PC 21-04)
4. Adopt a Resolution of Intent to Repeal the Northgate Specific Plan and Planned Unit Developments #575 and #582 as Part of the New Zoning Code Project. (PC 21-05A)
5. Adopt a Resolution Recommending that the City Council Adopt an Ordinance to Repeal the Northgate Specific Plan/Master Plan and Planned Unit Developments #575 and #582. (PC 21-05)
6. Adopt a Resolution of Intent to Amend the Downtown Vallejo Specific Plan and White Slough Specific Area Plan as Part of the New Zoning Code Project. (PC 21-06A)
7. Adopt a Resolution Recommending that the City Council Adopt Ordinances to Amend the Downtown Vallejo Specific Plan and White Slough Specific Area Plan. (PC 21-06)
8. Adopt a Resolution of Intent to Repeal the Current Zoning Code, Title 16 of the Vallejo Municipal Code and Adopt the New Zoning Code and Repeal the Existing Zoning Map and Adopt the New Zoning Map. (PC 21-07A)

9. Adopt a Resolution Recommending that the City Council Adopt an Ordinance to Repeal the Current Zoning Code, Title 16 of the Vallejo Municipal Code and Repeal the Existing Zoning Map, and Adopt the New Zoning Code and Zoning Map to be Included as Reenacted Title 16. (PC 21-07)

## ATTACHMENTS

1. New Zoning Code Project Staff Report with Attachments Dated March 15, 2021
2. Draft New Zoning Code Errata - March 24, 2021
3. Summary of Public Comments (To be Provided)
4. Email from BCDC
5. Resolutions and Ordinances
  - A. Resolution Recommending that the City Council Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project.
  - B. Resolution of Intent to Amend the General Plan 2040 Text and Land Use Map as Part of the New Zoning Code Project.
  - C. Resolution Recommending that the City Council Adopt Amendments to the General Plan 2040 Text and Land Use Map as Part of the New Zoning Code Project
  - D. Resolution of Intent to Repeal the Northgate Specific Plan and Planned Unit Developments #575 and #582 as Part of the New Zoning Code Project.
  - E. Resolution Recommending that the City Council Adopt an Ordinance to Repeal the Northgate Specific Plan/Master Plan and Planned Unit Developments #575 and #582.
  - F. Resolution of Intent to Amend the Downtown Vallejo Specific Plan and White Slough Specific Area Plan as Part of the New Zoning Code Project.
  - G. Resolution Recommending that the City Council Adopt Ordinances to Amend the Downtown Vallejo Specific Plan and White Slough Specific Area Plan.
  - H. Resolution of Intent to Repeal the Current Zoning Code by the Adoption of the New Zoning Code and Zoning Map and Adopt the New Zoning Code and Zoning Map to be Included as Revised Title 16.
  - I. Resolution Recommending that the City Council Adopt an Ordinance to Repeal the Current Zoning Code, Title 16 of the Vallejo Municipal Code and Repeal the Existing Zoning Map, and Adopt the New Zoning Code and Zoning Map to be Included as Revised Title 16.
6. Link to Draft New Zoning Code and Map

[https://www.cityofvallejo.net/city\\_hall/departments\\_divisions/planning\\_and\\_development\\_services/planning\\_division/planning\\_division\\_document\\_library](https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/planning_division_document_library) - Zoning Code (New)

**ATTACHMENT 1**  
**NEW ZONING CODE PROJECT - MARCH 29, 2021**  
**STAFF REPORT DATED MARCH 15, 2021 AND ATTACHMENTS**



**STAFF REPORT  
CITY OF VALLEJO  
PLANNING COMMISSION**

**I. PROJECT INFORMATION**

**DATE OF MEETING:** March 15, 2021 Item No. 13-A

**PREPARED BY:** Michelle Hightower, Senior Planner

**PROJECT LOCATION:** Citywide

**PROJECT NUMBERS:** Environmental Document (ED) #21-0001  
Zoning Code Text Amendment (CTA) #21-0001  
Zoning Code Map Amendment (ZMA) #21-0001  
General Plan Amendment (GPA) #21-0001  
Specific Plan Amendments (SPA) #21-0002, #21-0003

**PROJECT NAME:** New Zoning Code

**PROJET SUMMARY:** The City of Vallejo has completed a comprehensive update to its Zoning Code (Title 16 of the Vallejo Municipal Code) that includes both text and map amendments to reflect the goals, policies, and implementation measures expressed in General Plan 2040. The proposed New Zoning Code establishes new and modified land use regulations that will guide future development and design throughout the City. The proposed New Zoning Code includes, but is not limited to new and revised zoning districts, permitting procedures, permitted and conditionally permitted land uses and development standards (setbacks, height, minimum lot size, etc.) in each zoning district, city-wide development standards (fences, accessory structures, landscaping, parking, signs, etc.), and land use definitions that regulate city-wide development.

The New Zoning Code Project also includes the following:

1. Amendments to the General Plan Text and Land Use Map
2. Amendments to the Downtown Vallejo Specific Plan
3. Repeal of the Northgate Specific Plan
4. Amendments to the White Slough Specific Area Plan

**ENVIRONMENTAL  
DETERMINATION:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Draft Mitigated Negative Declaration (MND) have been prepared for the New Zoning Code Project tiering from the General Plan 2040/Sonoma Boulevard Specific Plan Environmental Impact Report (EIR) certified by City Council in August 2017. It has been determined that with mitigations, the proposed project will not have a significant effect on the environment.

**RECOMMENDATION:** Staff recommends the Planning Commission Open the Public Hearing and take public comments on the New Zoning Code Project, and continue the public hearing to August 29, 2021 for action.

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## II. PROJECT BACKGROUND

### Propel Vallejo Initiatives

Beginning in 2013, the City of Vallejo embarked on several long-range planning initiatives, collectively referred to as Propel Vallejo. This effort included development of the General Plan 2040, the Sonoma Boulevard Specific Plan, the Zoning Code Update (previously referred to as the Development Code), and the associated Environmental Impact Report (EIR). On August 29, 2017, the City Council certified the EIR and adopted the General Plan 2040 and Sonoma Boulevard Specific Plan. However, the Zoning Code update was not finalized due to issues identified during the review process.

In January 2016, an Administrative Draft Zoning Code based on a Form Based Code (FBC) typology was completed. Following extensive internal review of the document and its applicability to the City's needs as it related to the Propel Vallejo initiatives, it was determined that the FBC was unnecessarily complex and would be difficult to implement. In May 2018, Staff initiated a different approach to completing the Zoning Code update that involved more conventional zoning.

The New Zoning Code Project commenced in February 2019 with a new Zoning Code team and clear objectives to: (1) organize and consolidate development provisions in a logical, user-friendly format with use of tables and graphics, where appropriate; (2) develop a code consistent with the policies and land use concepts to implement the General Plan 2040 and comply with federal and State law; (3) include standards to achieve high quality design in all neighborhoods, infill, mixed-use, and retail development in mixed-use and activity centers and along corridors; (4) respond to community concerns regarding neighborhood preservation, project design, and community health and well-being; (5) support economic growth and job development; (6) clarify review and decision-making responsibilities and procedures; and (7) modernize the current code with flexible standards that respond to market demands. The Zoning Code would also incorporate some provisions for form-based districts but eliminate the form-based nomenclature.

The New Zoning Code is the first comprehensive update since 1980. Over the past 41 years, there have been multiple updates to address specific zoning issues and comply with State law; however, a complete overhaul of the entire Code was never accomplished. Given the adoption of General Plan 2040 in 2017, which establishes a series of new land use designations applying to all lands within Vallejo, the City Council approved an Interim Zoning Policy (IZP) to identify how General Plan consistency determinations would be made until a Zoning Code update was completed and adopted by City Council. The IZP will expire once the New Zoning Code is effective.

### New Zoning Code Process

To gain a real understanding of issues and concerns addressed in the New Zoning Code, stakeholder interviews were conducted with 27 individuals in early March 2019. The stakeholders included property and business owners, architects and engineers, builders, as well as several Planning Commissioners, members of the Design Review Board, Architectural and Heritage Commission, and City Council. The interview results in addition to prior feedback and input from the Zoning Code Ad Hoc Committee were used to help guide substantive work on the New Zoning Code.

Development of the New Zoning Code was phased according to four modules and two additional topic areas of related provisions as listed below:

- Module 1 – Terms and References  
Land use classifications, and rules for measurement and calculations
- Module 2 – Zoning Districts  
Establishing the zoning districts and general use regulations for each district
- Module 3 – Citywide and Special Regulations  
Site design and standards such as parking and landscaping and regulations for specific uses such as community gardens and mobile food vending
- Module 4 – Administrative Procedures/Permits  
Application submission and review, public noticing and public hearings, Use Permits, Site Development Permits, Minor Exceptions, Etc., and Enforcement
- District Standards  
More detailed regulations and design standards for zoning districts (Residential and Nonresidential) and special districts (Planned Development, Specific Plan, and Historic Districts)
- Zoning Map  
Review of the Draft Zoning Map based on the adopted General Plan 2040 Land Use Map, policies and actions presented throughout the General Plan, Housing Element and Sonoma Boulevard Corridor Specific Plan

Due to the Council-directed expedited project schedule and goal to complete the Draft Zoning Code Project by early 2021, an advanced decision was made to include a second phase (Phase II) of the Project that would address specific topics not covered in Phase I. Such topics include short-term rentals, development incentives and design guidelines. Other topics originally considered for Phase II, such as Transit Oriented Development, Trip Reduction Measures, and Signs were developed and updated as part of the subject New Zoning Code document.

From March 2019 to June 2020, the Zoning Code team delivered eight Module Reports to the Planning Commission and held 10 Study Sessions to review the material and receive input, feedback and direction on preferred options and key issues. Prior to each Study Session, the team hosted a Community Open House to solicit public input on the Zoning Code Project. Six Open Houses were in held in 2019. Due to the COVID 19 pandemic, the public gatherings were canceled in 2020. Public outreach for the Study Sessions and Open Houses included flyers and emails sent to over 130 individuals and organizations, including

neighborhood groups, Home Owner Associations, Chambers of Commerce, stakeholders, and the General Plan and Zoning Code interested parties, and publication in the Times Herald newspaper, NeXT Door, FaceBook and City newsletter. The social media distribution reached over 30,000 addresses.

On January 6, 2021, the City released the Draft Zoning Code and supporting environmental document for the Project, (an Initial Study/Mitigated Negative Declaration) for public review and comment. Following the release, five Study Sessions were held with the Planning Commission from January 20, 2021 to February 24, 2021. This included a joint meeting with City Council on February 1, 2021. The Draft Zoning Code and associated documents, which included an annotated Zoning Code with highlights of key changes from the current Code, and the Draft Zoning Map were posted on the City's website and on PropelVallejo.com. Public comments were solicited on Open City Hall, the City's online forum for public engagement.

Staff received a large number of comments from the public through emails, community open houses, the Zoning Ad Hoc Committee, Study Sessions, and Open City Hall. Many of the suggested recommendations and concerns expressed by the public have been addressed in the New Zoning Code. A compilation of public comments received throughout the New Zoning Code process will be provided prior to final Planning Commission action on the project.

On March 5, 2021, a Revised Draft Zoning Code was released for public review in preparation of the Planning Commission and City Council's formal consideration of the project. A comparison of the changes made since the January document was also developed and made available to the public. Additional changes and corrections to the Draft Zoning Code since the March release will be provided in an Errata. Six months after the adoption of the new code, Staff will initiate review of the document and map to make any necessary corrections and clarifications. As a "living document", Staff will conduct a review of the Zoning Code every three years and update the regulations as needed.

### III. PROJECT DESCRIPTION

#### New Format

The New Zoning Code represents an overall change in format and structure from the current Code to be more user-friendly and streamlined, and provides a simple, clear organization with appropriate use of tables and graphics. Cross-referencing is incorporated to allow users to find related sections and standards within the Code. Keeping in mind the objective to create a more user friendly Code, the most frequently consulted sections appear towards the beginning, while more specific and less frequently used sections are at the end along with provisions that serve as references. The primary formatting changes from the current Code are summarized below:

**Part I, Introductory Provisions** includes a new section addressing how current projects will be processed following the adoption of the New Zoning Code, a new chapter providing rules for measurement and language used throughout the Code, and the Nonconforming

Use Chapter currently in Part III, General Regulations. The Terms and Definitions section is relocated to a separate section of the Code (Part VII).

**Part II, Districts and Development Types** is retitled from Base and Special and Special Districts provides the development standards for each zoning district as well as chapters addressing the Historic Districts, Hillside Development, the Residential View District, Specific Plans, Planned Development Districts, Affordable Housing Incentives and Transit Oriented Development.

**Part III, Use Standards** provides the land uses that apply across multiple zoning districts in a master land use table. The master table identifies how each individual land use is regulated according to the applicable zoning district and minimizes repetition. This section also includes the general regulations applying to specific uses, such alcohol sales, outdoor dining, and wireless communications.

**Part IV** is reserved for additional topics that will be addressed during Phase II as noted above.

**Part V, Site Development Standards** was created to address development standards applicable to any development, such as Landscaping and Fencing, Off-street Parking and Loading and Signs. This section also includes Performance Standards such as Noise and Lighting regulations.

**Part VI, Permits and Procedures** is currently provided in Part V of the Code. This section contains common procedures and a permit table identifying the review authority for each permit type. This section also includes an updated chapter on Condominium Conversion and Enforcement and Abatement.

**Part VII, General Terms** combines the definitions and use classifications into one chapter with terms used in the Adult Regulations and Signs chapters incorporated. Technical terms used in the Water Efficient Landscape Ordinance (WELO) Chapter in Part V are included as a separate chapter in this section.

The section changes are provided in Table 1.

**Table 1: New Zoning Code Section Changes**

Part Number	Current Zoning Code	New Zoning Code
I	Basic Provisions	General Provisions
II	Basic Zoning Districts	Districts and Development Types
III	Special Zoning Districts	Use Standards
IV	General Regulations	Reserved
V	Procedures	Development Standards
VI	N/A	Procedures and Permits
VII	N/A	General Terms

The user-friendly public review Zoning Code includes columns, colored text and graphics. A codified version of the Zoning Code will be produced once the Draft New Zoning Code is adopted by City Council. The user-friendly document will be maintained and accessible on

the City's website and in the Planning Division office. Specific Plans and other related documents will be easily accessible with a hyperlink from the internet version.

New Zoning Districts and General Plan Consistency

The Draft New Zoning Code includes 18 base zoning districts and five special districts. Five new zoning districts along with design and development standards that reflect General Plan policies were established based on the use classifications discussed by the Planning Commission during the Modules and District Standards review, with some revisions in response to Commissioner and public comments. A number of existing standards from the current Code are carried forward except where General Plan policies suggest revisions that will improve land use compatibility and also facilitate infill development and job creation.

A list of the zoning districts and changes from the current Code is provided in Table 2. The corresponding districts do not necessarily contain an exact correlation between the current and new zoning districts.

**Table 2: New Zoning Code District Changes**

Zoning District	Current Zoning Code		New Zoning Code	
<b>Residential</b>	RR	Rural Residential	RR	Rural residential
	LDR	Low Density Residential	RLD	Residential Low Density
	MDR	Medium Density Residential	RMD	Residential Medium Density
	HDR	High Density Residential	RHD	Residential High Density
<b>Commercial</b>	CN	Neighborhood Shopping and Service	NC	Neighborhood Commercial
	CL	Linear Commercial (Removed)	N/A	Removed
	CP	Pedestrian Shopping and Service	N/A	Removed
	CF	Freeway Shopping and Service	RC	Regional Commercial
	CW	Waterfront Shopping and Service	WC	Waterfront Commercial
	N/A	New	CC	Central Corridor Commercial
<b>Mixed Use</b>	N/A	New	NMX	Neighborhood Mixed Use
	N/A	New	DMX	Downtown Mixed Use
	N/A	New	WMX	Waterfront Mixed Use
<b>Office, Medical</b>	LO	Limited Office	N/A	Removed
	PO	Professional Office	O	Office
	M	Medical	M	Medical
<b>Industrial Districts</b>	IU-L	Intensive Use-Limited	IL	Limited Industrial
	IU	Intensive Use	IG	General Industrial
<b>Parks, Rec., Open Space and Resource Conservation</b>	N/A	New	PROS	Parks, Recreation and Open space
	RCN	Resources Conservation	RCN	Resource Conservation
<b>Public and Semi-Public Districts</b>	PF	Public and Quasi-Public Facilities	PS	Public and Semi-Public

The special zoning districts included in the New Zoning Code are as follows:

- Planned Development
- Specific Plan
- Residential View District
- St. Vincent's Historic District
- Heritage Historic District

The New Zoning Code identifies the General Plan land use designations that each district implements to ensure clarity in zoning consistency with the General Plan. In some instances, the zoning district may implement more than one General Plan designation. (See Table 3 below.)

**Table 3: New Zoning Codes Districts and General Plan Land Use Designations**

ZONING DISTRICT	MAP SYMBOL	DISTRICT NAME	GENERAL PLAN LAND USE DESIGNATION IMPLEMENTED BY ZONING DISTRICT
Residential Districts	RR	Rural Residential	Primarily Single-Family
	RLD	Residential Low Density	Primarily Single-Family
	RMD	Residential Medium Density	Mix of Housing Types/Medium Density
	RHD	Residential High Density	Mix of Housing Types/Medium Density Primarily Multi-Family, Business/Limited Residential
Mixed Use Districts	NMX	Neighborhood Mixed Use	Neighborhood Corridor Business/Limited Residential
	DMX	Downtown Mixed Use	District-Downtown/Waterfront, Central Corridor
	WMX	Waterfront Mixed Use	District-Downtown/Waterfront Parks, Open Space and Recreation Central Corridor
Commercial Districts	NC	Neighborhood Commercial	Primarily-Single Family, Neighborhood Corridor
	WC	Waterfront Commercial	Retail/Entertainment Business/Limited Residential
	CC	Central Corridor Commercial	Central Corridor District-North Gateway Business/Limited Residential
	RC	Regional Commercial	Retail/Entertainment Business/Limited Residential
Office and Medical Districts	O	Office	Business/Limited Residential Public Facilities and Institutions Neighborhood Corridor
	M	Medical	Business/Limited Residential Public Facilities and Institutions
Industrial Districts	IL	Limited Industrial	Business/Limited Industrial Business/Limited Residential
	IG	General Industrial	Industrial
Parks, Recreation and Open Space and Resource Conservation Districts	PROS	Parks, Recreation and Open Space	Parks, Recreation and Open Space
	RCN	Resource Conservation	Wetland
Public and Semi-Public Districts	PS	Public and Semi-Public	Public Facilities and Institutions

### Residential Districts

The four residential zoning districts are intended to largely match existing residential zoning districts to facilitate the transition to the New Code. The density limits are adjusted to correspond with the General Plan for the “Primarily Single Family” with a maximum density of up to 9 units

per acre, “Mix of Housing Types” with a maximum density of up to 25 units per acre, and Primarily Multi-family with a maximum of up to 40 units per acre. Several of the Residential High Density (RHD) areas have a Business/Limited Residential General Plan designation, which allows up to 50 units per acre.

### **Commercial and Mixed Use Districts**

The seven commercial and mixed use zoning districts implement several General Plan designations including "Neighborhood Corridor", "Retail/Entertainment" where it applies to shopping centers and freeway-oriented development, and "Business/Limited Residential", and the Districts designations for the "Central Corridor", "Downtown/Waterfront District", and "Northern Gateway District". A zoning district for neighborhood commercial use is also included which may apply to sites within the "Primarily Single Family" as well as other areas designated for "Business/Limited Residential." The CC (Central Corridor Commercial) zoning district implements the Sonoma Boulevard Specific Plan provides a range of intensity and mix of uses, from a regional scale, to community, to neighborhood scale development. A large number of properties within the White Slough Specific Area Plan are also included in the CC zoning district. The DMX (Downtown Mixed Use) zoning district applies to the Downtown Vallejo Specific Plan and the WMX (Waterfront Mixed use) zoning district applies to the Waterfront Planned Development Master Plan area.

### **Medical and Office Districts**

Two zoning districts are proposed for medical and office development to implement the General Plan designations for "Public Facilities and Institutions" and "Business/Limited Residential", with residential development allowed in both districts. The areas are generally mapped near the major hospitals and along Broadway near Sereno Avenue.

### **Industrial Districts**

Two industrial districts to implement the "Limited Industrial" and "General Industrial" General Plan designations are also included. Limited industrial development is allowed with activities largely conducted within buildings and supportive businesses such as cafes and print shops. The general industrial development, allows for a broader range of industrial uses and permits auto storage uses. They both implement the General Plan designation for "Industrial" generally, with live/work allowed in the Limited Industrial District.

### **Other Districts**

Three additional districts are proposed to implement the General Plan designations for "Public Facilities and Institutions," "Parks, Recreation, and Open Space," and "Wetlands". General Plan policies and special districts are also included to implement the Residential View District procedures, historic preservation, and specific plan and planned development areas, carrying forward but streamlining existing regulations.

### **New Use Categories and Definitions**

The proposed Zoning Code includes new use categories that are not currently identified and are needed to respond to the evolving nature of the local economy (including the need to

accommodate change in the future). Examples of new use categories include: art studios, farmer’s markets, mobile food vending, and government office. The New Zoning Code also provides clear definitions of terms that are common to planning and land use practice and combines use categories and definitions in one chapter.

### Development Standards

Design and development standards are provided for each base zoning district. These standards reflect existing regulations where the districts are comparable to existing zoning, with adjustments to correspond to the density/intensity standards of the General Plan and policy direction for development character and land use compatibility. The standards are objective, meaning no personal or subjective judgment will be used to determine whether a project complies. Objective standards are uniformly verifiable by reference to an external and uniform benchmark or criterion.

Examples of objective design and development standards are listed below:

- Minimum and maximum dimensions
- Minimum and/or maximum proportions (percentage of a building element or other measurement, such as a lot line planting area, or setback or the ground level space for windows providing views into buildings)
- Floor area ratios, which limit building mass but allow design flexibility
- Orientation of entries and parking
- Specific requirements for a design element (e.g. usable open space has minimum dimensions, cannot exceed a defined slope, and if for common use, includes seating or other amenities)
- Transition requirements in relation to abutting zones, such requiring reduced height adjacent to a single-family district.

Where appropriate, the New Zoning Code offers alternatives to achieve an outcome, such as options for reducing the mass on the side of a building or allowing for alternative landscaping plans to achieve a shading standard.

### Use Standards and Regulations

Part III Use Standards is the largest section of the New Zoning Code providing the Master Land Use Table for each of the zoning districts and requirements for specific uses that apply citywide. The standards vary depending on issues and problems the community frequently encounters. The current Zoning Code includes many of these provisions; however, based on comments from Planning Commission and public, revisions have been made to address community concerns, such as the requirement for additional maintenance responsibilities establishments. In other cases, augmenting the existing provisions with additional or more specific requirements make it possible to streamline the permit review process and expedite approval of applications. As an example, additional standards are included for home based businesses. In other cases, current best planning practices are incorporated as appropriate, such as regulatory permits for adult uses and operational standards for auto related services.

### New Permits and Procedures

Several changes to permitting procedures are included in the New Zoning Code to streamline and provide consistency in processing planning applications. One significant change is that the application of Minor Use Permits (MNP) has been expanded to limit the requirement for a Major Conditional Use Permits (MJP), which includes a Planning Commission public hearing. Another streamlining effort is the Administrative Permit, currently used to process accessory or temporary uses, is replaced with a Zoning Compliance Review (ZC). The ZC is a new over-the-counter process that involves Staff review of plans and programs to ensure compliance with the Zoning Code, but does not necessitate a comprehensive Staff report and analysis. Examples of uses subject to a Zoning Compliance Review include community gardens, mobile vending businesses, and outdoor dining facilities. Temporary uses, such as a construction office or seasonal retail sales, will require a Temporary Use Permit that is processed by Staff and allows conditions of approval to be imposed, as needed.

Design Review is a new chapter in the New Zoning Code intended to address the General Plan policy to facilitate attractive, creative development. The Design Review process will ensure that future development reflects the values of the community, enhances the surrounding environment, promotes architectural and design excellence, and discourages poor quality development. More specific design guidelines to implement the Design Review Chapter will be developed during Phase II of the New Zoning Code Project. The Design Review process will also expand the role of the Design Review Board (DRB), where over the years, their purview has been limited to review projects exclusively within the Downtown and Waterfront PDMP areas.

To provide clarity in the permitting process, the New Zoning Code includes a Permit Review Authority table that identifies the decision making body for land use permits and applications. The table also includes the advisory and appeal authority for each permit type.

### Cannabis Chapter

Regulations regarding cannabis activities, which include retail, cultivation, manufacturing, distribution and testing, were intended to be carried forward from the current Code to the New Zoning Code as adopted by City Council. However, due to an error in transferring these regulations, several sections were omitted and a revised chapter will be provided in the Errata and the final Draft New Zoning Code considered by City Council.

### Architectural Heritage and Historic Preservation Chapter

As a Certified Local Government (CLG), the Vallejo Zoning Code includes regulations that address the City's historic resources in the Architectural Heritage and Historic Preservation Chapter (AHHP). This chapter was updated as part of the New Zoning Code to clarify the responsibility of the Architectural Heritage and Landmarks Commission (AHLC) and provide additional maintenance and preservation responsibilities for property owners within the two historic districts. Staff presented the proposed changes to the AHLC in February 2020. The AHLC recommendations regarding the AHHP Chapter will be forwarded to City Council for consideration. (See Attachment 1)

As a CLG, the City must inform the State Office of Historic Preservation (SHPO) of any changes to the regulations. The CLG coordinator was contacted in early 2020 of the proposed changes to the AHHP Chapter, and a copy of the Draft Zoning Code was forwarded in February 2021. To date, Staff has not received a response regarding the status of the SHPO review; however, Staff is confident the updated chapter maintains the CLG requirements.

### Zoning Map

The New Zoning Code includes four residential districts and 14 non-residential districts. The zoning districts are all depicted in the Draft Zoning Map with a corresponding color, and listed in Table 3. This table also provides the corresponding General Plan designation and existing zoning district/s for each district. The Zoning Map includes the six Specific Plan areas, two historic districts, and the Vallejo Heights Residential View District.

The New Zoning Map was initially presented to the Planning Commission and public in June 2020. An updated map was released with the New Zoning Code in January 2021. Since that time, updates have been made to refine the map, including adding the Residential View District boundaries. The map has also been redesigned in a G.I.S. format that provides detailed information regarding each parcel including the parcel number, zoning district and General Plan designation. The interactive function of the map allows a user to access the Specific Plans from the map by clicking anywhere within the boundaries of the Specific Plan area. Changes and corrections made to the Zoning Map since the January release are highlighted in Attachment 2.

## **IV. OTHER PROJECT COMPONENTS**

### General Plan Amendments

#### **Revised Density Range**

In June 2019, City Council adopted a Resolution of Intention to amend the General Plan 2040 regarding the density range for selected land use designations. Since adoption of General Plan 2040 in August 2017, staff had determined that a more economically driven density range for selected areas would allow Vallejo to be more competitive in the market place and responsive to shifts in market conditions, particularly for attached multi-family housing such as townhomes. This involved the City's mixed use corridors, particularly along Sonoma Boulevard, from Curtola Parkway to American Canyon, including the North Gateway District, and portions of Tennessee Street, Solano Avenue, Springs Road, and Broadway Street. At that time, City Council directed Staff to initiate the General Plan 2040 Amendment for Planning Commission's consideration and recommendation. However, it was later determined to include the density adjustments as part of the New Zoning Code Project.

The proposed density adjustment amendment reduces the minimum density but maintains the maximum density as follows:

Neighborhood Corridor	18 - 30 du/acre to 16 - 30 du/acre
Business/Limited Residential	25 - 50 du/acre to 16 - 50 du/acre
Central Corridor	18 - 50 du/acre to 16 - 50 du/acre
North Gateway	30 - 50 du/acre to 16 - 60 du/acre

(du: dwelling unit)

As part of this amendment, Staff conducted an economic analysis, including comparison to other cities and parking implications. Staff found that residential densities over 30 dwelling units per acre generally equate to a higher density close to transit centers and downtown areas, such as stacked townhouses (four stories) and stacked flats (five to seven stories). Staff also received input from developers, brokers, and owners/investors. Based on their feedback, the current market and return on investment in Vallejo would support a housing typology of for-sale or rental attached homes, such as townhouses (two to three stories), and low-rise stacked flats (three stories with surface parking). This generally equates to 16 to 30 dwelling units per acre.

Staff also discovered that parking, either structured or surface, is a major factor affecting the cost of development. Higher density housing (over 30 dwelling units per acre) typically incorporates structured parking in the form of a concrete podium with housing above, or a separate multi-level parking structure. Lower density housing (below 30 dwelling units per acre) typically uses a ground floor garage or surface lot for parking. The proposed amendment addresses the developers' concerns and the corresponding zoning districts for these areas have been adjusted based on the revised density range. As an added incentive, parking for residential development is also reduced in the New Zoning Code.

### **Potential Housing Development**

To comply with the Housing Element and increase housing development opportunity, the New Zoning Code Project also includes amending the General Plan land use descriptions for the Retail/Entertainment (RE) land use designation to include residential as a permitted land use at a density of 18 to 50 units per acre, and for the Business/Light Industrial (B/L) land use designation to permit live/work. The amendment to the RE designation allows medium and high density residential development and mixed-use projects in typical non-residential areas, such as in the Northgate Plaza and along the I-80 freeway. The proposed zoning district for areas designated as RE is Regional Commercial (RC). Residential development must be single-unit attached (townhouse or triplex), four units or more, or a mixed-use project.

Similarly, the General Plan definition of the Business/Light Industrial (B/LI) land use designation does not include residential as a permitted land use. The proposed amendment permits live/work, which is considered a commercial use that includes residential as an accessory use. The proposed zoning district for areas designated as B/LI is Limited Industrial (IL). This amendment supports the General Plan and Housing Element goals to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers, which are areas zoned as IL.

## **Land Use Map Corrections and Re-designations**

To complete the Draft Zoning Map, Staff re-examined the General Plan Land Use Map and determined that several properties and certain areas were incorrectly designated and did not align with the General Plan, Housing Element and Sonoma Boulevard Specific Plan policies and actions. As such, several amendments to the General Plan Land Use Map are proposed for adoption concurrently with the new Zoning Code and Zoning Map. The proposed General Plan Amendments are included with the New Zoning Code Project documents. (See Attachment 4)

### Specific Plan Amendments

#### **Northgate Specific Plan**

There are currently eight active Specific Plans in Vallejo. The General Plan 2040 calls for retention of most of them with the exception of the Northgate Specific Plan. Due to near buildout of the Northgate Specific Plan area, the General Plan anticipated that both the land use regulations and development standards for Northgate would be provided in the New Zoning Code based on the General Plan land use designations. In addition, the boundaries of the Northgate Specific Plan include the Northeast Quadrant Gateway, which is subject to separate development and guidelines adopted by Planned Unit Development (PUD) Nos. 575 and 582. To align the Zoning Code with the General Plan, the Northgate Specific Plan and PUD Nos. 575 and 582 will be repealed and the New Zoning Code will provide the land use regulations and development standards for the Northgate Specific Plan Area.

The repeal of the Specific Plan does not affect the existing residential development, as those projects were processed as Planned Developments and will remain active. The repeal will allow for residential development in the commercial areas and encourage a more pedestrian friendly environment. The development standards provided in the Specific Plan will be enhanced by the new standards in the New Zoning Code, particularly standards that require additional landscaping and pedestrian access in large shopping centers.

#### **Downtown Vallejo Specific Plan (DVSP) and White Slough Specific Area Plan**

The General Plan 2040 also anticipated that the development regulations in the DVSP and land use regulations for the WSSP would be provided in the New Zoning Code. Based on further review of the Specific Plan and vision for the Downtown and Central Corridor areas as provided in the General Plan, Staff proposes to amend both the Specific Plans to remove the land use and development standards. Also, both plans identify uses that are outdated and there are more uses included in the New Development Code. As such, the proposed amendments will eliminate confusion, redundancy, and potential conflicts with the New Zoning Code; however, the Specific Plan objectives and policies for each area will be retained. The proposed Draft Specific Plan Amendments are included as part of the New Zoning Code Project documents. (See Attachment 4)

A copy of the proposed WSSP amendments have been forwarded to the Bay Conservation and Development Corporation (BCDC) in compliance with the State Government Code Section 66679. Although the Code indicates BCDC approval shall take place prior to City approval, due to other priorities, BCDC representatives have informed Staff that they will take action

subsequent to City Council adoption. This BCDC approval process is similar to prior City amendments to the WSSP.

## **GENERAL PLAN CONSISTENCY**

The California Government Code requires that all City zoning ordinances and zone changes be consistent with the City's General Plan. The City's General Plan 2040 establishes a broad vision and framework for land use and provides policies and actions to manage development through 2040. The Zoning Code implements the General Plan with specific standards that regulate development. According to General Plan 2040, the New Zoning Code is intended to do the following:

- Specify permitted and conditionally permitted uses within the zoning districts.
- Establish development standards for land use throughout the city.
- Regulate density (dwelling units per acre) and intensity (floor area ratio) of development.
- Specify standards for site design including open space, building orientation, massing, setbacks and relationship to the street and adjacent properties, and parking requirements.
- Provide incentives for affordable housing, transit-oriented development and other types of development.

Staff has determined that the New Zoning Code accomplishes all of the above and is consistent with 140 goals, policies, and actions of the General Plan 2040. A General Plan consistency table is provided as Attachment 3.

## **V. ENVIRONMENTAL REVIEW**

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, 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." The New Zoning Code Project is considered a "project" under CEQA.

In compliance with CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND) for the New Zoning Code Project was prepared and circulated for public review on January 8, 2021. The IS/MND is tiered from the Environmental Impact Report (EIR) prepared for the General Plan 2040/Sonoma Boulevard Specific Plan, certified by the City Council in August 2017. Pursuant to Section 15152 of the CEQA Guidelines, an EIR or MND may tier from the environmental analysis of an earlier EIR or MND. Adoption of the Mitigated Negative Declaration satisfies Section 15074 (Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration) of the California Environmental Quality Act (CEQA).

Based on the IS/MND, future land uses allowed pursuant to the New Zoning Code will be subject to permitting and project specific use, development conditions as governed by the New Zoning Code. Additionally, future land uses would be subject to review on a project-by-project basis to

determine compliance with CEQA. If necessary, project-level CEQA review will be required to determine project-specific impacts.

The General Plan 2040/Sonoma Boulevard EIR and Mitigation Monitoring and Reporting Program (MMRP) are incorporated in the IS/MND by reference. A separate MMRP has been prepared for the project.

The IS/MND determined the following regarding the New Zoning Code Project:

1. The project will not result in any development that would adversely affect any aesthetic resources, agriculture and forestry resources, energy resources, greenhouse gas emissions, hazards or hazardous materials standards, hydrology and water quality, City of Vallejo General Plan Policies and the Zoning Code, mineral resources, population and housing, public services, recreation, Tribal Cultural Resources, or utilities and wildfires.
2. The project will not result in any development that would adversely affect any air quality, biological resources, cultural resources (including tribal cultural resources), geology and soils, noise, and transportation with implementation of mitigation measures included in the Initial Study and Mitigated Negative Declaration.

## **VI. CONCLUSION / STAFF RECOMMENDATION**

The New Zoning Code has benefitted from community and Planning Commission input through discussions that have been wide-ranging over the past year and one half. The New Zoning Code is consistent with the General Plan and State Government Code, and meets the overall objectives to create a streamlined and user-friendly document. The environmental review concluded that with mitigations, the New Zoning Code Project would not adversely affect any resources.

Staff recommends the Planning Commission hold the public hearing and receive public comments on the New Zoning Code Project, and continue the public hearing to March 29, 2021 for action.

## **VII. ATTACHMENTS**

1. Architectural Heritage and Landmarks Commission Recommendations
2. Zoning Map Corrections Since January 2021
3. General Plan and Zoning Code Consistency Table
4. Access to the Draft New Zoning Code Project documents is provided in the link below.

[https://www.cityofvallejo.net/city\\_hall/departments\\_divisions/planning\\_and\\_development\\_services/planning\\_division/planning\\_division\\_document\\_library](https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/planning_division_document_library)

## NEW ZONING CODE PROJECT - CHAPTER 16.614

## ARCHITECTURAL HERITAGE AND HISTORIC PRESERVATION

## ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION COMMENTS

Topic	Current Code	Draft New Code	AHLC Recommendations
Districts and Landmarks – Decision Authority	Action is by AHLC with appeal to City Council.	Action is by City Council with recommendation from AHLC.	Retain current procedure.
Districts and Landmarks – Initiation	New districts and landmarks may be initiated (formally proposed for designation) by AHLC, City Council, Planning Commission, Vallejo Architectural Heritage Foundation (VAHF), neighborhood associations, historic preservation organizations, owners of properties to be designated, or at least 25 unrelated residents of the City.	New districts and landmarks may be initiated by AHLC, City Council, or owners of properties to be designated. In addition, districts may be initiated by 50 percent of the property owners within the proposed district.	Retain current procedure with one of the following changes: (1) allow any Vallejo resident to initiate a district or landmark; OR (2) for districts with fewer than 50 properties, allow 50 percent of property owners to initiate the district. Option (1) is preferred.
Demolitions – Decision Authority	AHLC acts on all demolitions except that staff acts on accessory structures that are not on the Historic Resources Inventory (HRI).	Same as current code except staff may act on main structures that are not on the HRI and are positively identified as a non-contributing element to the district or landmark.	Same as new code, with clarification that any structure proposed for demolition that is “reasonably likely to be found a contributing resource” per federal, state or local criteria would come to AHLC for action.
Accessory Structures, Additions, Exterior Alterations – Decision Authority	AHLC acts on all accessory structures, additions of 100 sq. ft. or more, and alterations staff finds to be inconsistent with guidelines; staff acts on all others.	AHLC acts on accessory structures and additions over 500 sq. ft. and alterations involving character defining features; staff acts on all others.	Same as new code, except any project visible from the street would require AHLC action, including alterations, window changes, etc.

In addition, the AHLC recommended adding the following statement to the purposes of the new chapter:

“Create Historic Design Guidelines to balance between housing needs with preservation needs. These Guidelines shall address (1) Designated or Contributing Historic Resources; (2) Non-Contributing Existing Structures; and (3) New Construction”

**NEW ZONING CODE PROJECT  
ZONING MAP CORRECTIONS - 3/1/21**

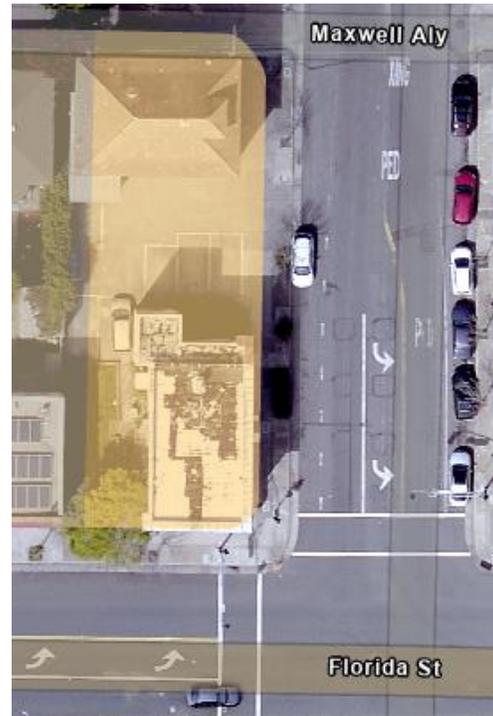
**ATTACHMENT 2 to 3.15.21 Report**

1.. 1000 Marin – Change to NMX

Existing: NC



Changed: NMX



2. Flemington Center - Change back to Regional Commercial (Consistent with Retail/Entertainment)

Food Max Shopping Center (including the vacant space) to RC

Existing: NMX

Changed: RC



4. 900 Alameda Street (APN:0056-151-180)

General Plan: Primarily Single-Family

Existing Zoning: Neighborhood and Shopping

Proposed Zoning: Neighborhood Commercial

I think this site should be consistent with the General Plan and be rezoned to Residential Low Density. The RLD allows commercial uses.

Existing: NC



Changed: RLD to be consistent with GP



6. Georgia/Solano; change back to MHT consistent with General Plan  
Existing: RLD



Changed to RMD to be consistent to General Plan Land Use Designation of Mix of Housing Types:



**EXHIBIT A TO RESOLUTION NO. PC 21-07  
NEW ZONING CODE GENERAL PLAN CONSISTENCY TABLE**

**ATTACHMENT 3 to 3.15.21 Report**

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
1.	<b>Policy CP-1.1</b>	Retail Food Sources. Strive to ensure that all households in Vallejo have easy access to retail sources of affordable healthy food, including organic options, such as full service grocery stores, ethnic food markets, produce markets, and convenience stores.	16.301,16.314	New	As a healthy food choice, the New Zoning Code (NZC) adds Community Gardens as a new land use type, provides use standards, and permits this use in mixed use and commercial zoning districts. To provide healthy food alternatives that may be more easily accessible, the NZC adds Farmers Market as a new land use type, permits this use in mixed use and commercial zoning districts. To encourage markets that provide fresh produce, the NZC adds Produce Markets as a new land use type and permits this use mixed use and commercial zoning districts.
			16.301,16.318	New	
			16.301	New	
2.		Action CP-1.1B: Update City regulations and explore incentives to attract a full service grocery store to South Vallejo and to any other identified "food deserts."	See response to Policy CP1.1	New	The Sonoma Boulevard corridor from Magazine to Lemon Streets is zoned as Neighborhood Mixed (NMX), which will permit a full service grocery store in the South Vallejo area.
3.		Action CP-1.1D: Consider updating City regulations to limit the number of fast food outlets and mobile vendors serving primarily unhealthy food near schools and parks and in areas with existing fast food outlets.	16.301,16.316	Current	Commercial quotas and formula business regulations are difficult to administer and are not included in the NZC. However, the requirement for a Major Use Permit for a drive-through quick service/fast-food restaurants is retained to ensure that the location of a new establishments is appropriate.
4.	<b>Policy CP-1.2</b>	Locally Grown Food. Collaborate with community partners to support and expand Vallejo's community gardens, Community Supported Agriculture (CSA) programs, and urban agriculture.	16.301,16.314	Current	See response to CP-1.1 above
5.		Action CP-1.2A: Work with community garden programs, Vallejo City Unified School District (VCUSD), Solano Community College, residents, and other local advocates, to establish a network of community gardens as sources of fresh produce, education, and social cohesion.	16.301,16.314	Current	See response to Policy CP-1.1above

## Vallejo Zoning Code Update

	<b>General Plan Policy or Action</b>	<b>New Zoning Code Section No./s</b>	<b>New, Current, or Change in Regulation</b>	<b>Consistency Finding</b>
6.	Action CP-1.2B: Work with GVRD, residents, colleges and universities, Solano Public Health, and other community partners to identify community garden opportunities in parks or appropriate properties and on City-owned property.	See response to Policy CP-1.2 above	Current	The NZC supports this policy based on the response to Policy CP-1.1 above.
7.	Action CP-1.2C: Consider leasing publicly owned, non-contaminated vacant land for agricultural use, and work with partners such as colleges and universities to identify potential sites.	See response to Policy CP-1.2 above	Current	The NZC supports this policy based on the response to Policy CP-1.1 above.
8.	Action CP-1.2D: Develop City regulations that encourage urban agriculture and farm stands, as appropriate.	See response to Policy CP-1.2 above	Current	See response to Policy CP-1.1 above
9.	Action CP-1.2E: Publicize and promote the availability of food grown in Vallejo.	See response to Policy CP-1.2 above	Current	The NZC supports this policy based on the response to Policy CP-1.1 above. Also, see response to Policy CP-1.2 above
10.	<b>Policy CP-1.4</b> Action CP-1.4C: Explore opportunities for providing access to safe places for recreational in-water activities, such as boating, kayaking, paddle boarding, and swimming.	16.203.03,O	New	The NZC adds a requirement that any development within 100 feet of a waterway provide public access along the shoreline consistent with State and Bay Conservation and Development Commission requirements. An additional requirement will be included that such development shall also be consistent with the General Plan policies regarding waterfront and shoreline areas.
11.	<b>Policy CP-1.6</b> Active Transportation Network. Promote the healthbenefits 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.	16.209.03	Current	The NZC retains the potential for granting a density bonus for projects within a Planned Development that provides interior pedestrian trails or bicycle paths connecting with designated city trails and paths.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
12.		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.	16.215.02,C.1.d  16. 508.12	New	The NZC adds the potential for granting a density bonus for projects providing a pedestrian and bicycle path that is a safe and convenient access to the transit centers. The NZC adds a new section on bicycle storage requirements that promotes safe, convenient and attractive bicycle facilities.
13.	Policy CP-1.7	Action CP-1.7-B: Regularly maintain the health of City street trees.	16.504.04	Change	The NZC adds a provision that trees shall be preserved, maintained, or replaced as needed, and specifies when a tree shall be removed and replaced based on its condition.
14.		Action CP-1.7-C: Support efforts by stewardship agencies to preserve wetland and open space areas.	16.207 16.301	Current, Change	The NZC retains the Resource Conservation zoning district and removes several land uses currently allowed in the district to minimize the development intensity in wetland and open space areas.
15.		Action CP-1.7-E: 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.	16.333.02  16.504.  16.504.11	Current	The NZC retains the requirement that recycling projects to comply with Best Management Practices for stormwater. The NZC adds a provision that requires the design of parking lot planters allow proper stormwater runoff. The NZC retains the requirements for stormwater management for landscapes. The NZC retains requirement that applicants refer to the Public Works Department or Regional Water Quality Board for applicable stormwater technical requirements.
16.	Policy CP-1.10	Tobacco Sales and Children. Protect children by restricting the location of tobacco sales.	16.301 16.340	Current	The NZC retains the requirement that tobacco retailers may not be established within 1,000 of a childcare center or school.
17.		Action CP-1.10A: Amend City regulations to require use permit review to consider the potential negative impacts of uses proposing to sell tobacco in proximity to schools and other youth-serving facilities, and in areas with existing tobacco retailers.	16.301 16.340	Current	The NZC retains the provision that a new tobacco retailer requires a Major use Permit and may not be established within 1,000 of a childcare center, school or an existing tobacco retailer.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
18.	<b>Policy CP-1.11</b>	Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education.	16.301 16.305	Current, New	The NZC supports this policy by retaining the requirement for a Major Use Permit for alcohol sales within the Neighborhood Commercial (NC) zoning district and for alcohol sales associated with a liquor store, convenient store or mini-market associated with gasoline sales, and requiring a Minor Use Permit for other uses.
19.	<b>Policy CP-1.12</b>	Action CP-1.12B: Update City regulations to set BAAQMD-recommended limits for particulate emissions from construction, demolition, debris hauling, and utility maintenance.	16.502.08	Current New	The NZC retains the requirement that no continuous, frequent or repetitive odors are permitted that exceed limits established by BAAQMD. The NZC adds construction requirements to ensure compliance with BAAQMD regarding emissions from construction and demolition.
20.		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.	16.504.11,G.4.g	Current	The NZC retains irrigation standard for stormwater projects consider the construction of wetland and retention ponds that retain water, equalize excess flow and filter pollutants.
21.		Action CP-1.15B: Encourage new development to incorporate low impact development (LID) strategies, such as rain gardens, filter strips, swales, and other natural drainage strategies, to the greatest extent feasible, in order to reduce stormwater runoff levels, improve infiltration to replenish groundwater sources, reduce localized flooding, and reduce pollutants close to their source.	16.505.11, G.4	Current	The NZC retains the irrigation standard that stormwater projects incorporate rain gardens, cisterns, and other harvesting or catchment systems.
22.		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.	16.320.02, A.9	New	The NZC adds a provision that hazardous waste facilities with subsurface storage shall develop a program that satisfies the Regional Water Quality Control Board Permit requirements for groundwater monitoring.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
23.	<b>Policy CP-1.13</b>	Action CP-2.3E: Work with property owners and public agencies to ensure that plant growth is managed to minimize fire danger.	16.504.08,D,2 16.504.09, G,3.f	Current, Change	The NZC retains and augments the requirement to minimize overgrown vegetation and removal of dead, decayed or hazardous trees, weeds and debris that may be dangerous to public safety and welfare. The NZC retains the requirement that a landscape design plan shall address fire safety and prevention.
24.	<b>Policy CP-3.2</b>	Action CP-3.2B: Support local arts groups, VCUSD, GVRD, and community organizations in developing and delivering art and cultural educational offerings and activities for the entire community.	16.318	New	The NZC adds Farmer's Market as a new land use type and includes that the use promotes economic opportunities for local artists.
25.	<b>Policy CP-3.4</b>	Parks. Plan for and provide parkland and facilities to support Vallejo's recreational needs.	16.301	Current	The NZC allows parks and recreation facilities in all of the zoning districts throughout the City.
26.	<b>Policy CP-4.2</b>	Broad Participation. Increase public participation by all segments of the community in City governance.	16.602.08	New	The NZC adds a provision that allows the Director to require a neighborhood or community meeting to receive public comments on any project anticipated to be of community concern due to potential environmental impacts or other significant planning concerns.
27.	<b>Policy CP-4.3</b>	Informed Discussion. Provide decision-makers, project applicants, and residents with information about planning policies and regulations as well as advance notice of upcoming changes, projects or issues.	16.602.08, A,4	Current	The NZC retains and augments the public noticing process for all projects by establishing a consistent 14-day notice for all Director decisions and public hearings for projects exempt from the California Environmental Quality Act (CEQA) and a 21-day notice for projects exempt from CEQA. The NZC adds additional public notice recipients for projects including property occupants, the School District, other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities to a project, applicable board or commission members, and any member of the public who has filed a written request for notice.

## Vallejo Zoning Code Update

	<b>General Plan Policy or Action</b>	<b>New Zoning Code Section No./s</b>	<b>New, Current, or Change in Regulation</b>	<b>Consistency Finding</b>
<b>28.</b>	<b>Policy CP-5.1</b> Child and Senior Care Facilities. Encourage the development of reasonably priced childcare and senior care facilities and services in a variety of settings, including in residential neighborhoods and near work sites, to meet the needs of Vallejo residents and employees.	16.214.03 16.302 16.315  16.301	Current   New	The NZC supports this policy by adding the state mandated density bonus requirements for projects that include a percentage of units for affordable housing and if they include childcare facilities. The NZC streamlines the review process by removing the Major Use Permit requirement for a large day care center. Small day care centers are permitted by right in certain zoning districts, and large day care centers are permitted with a Minor Use Permit.
<b>29.</b>	Action CP-5.1B: Provide incentives such as density bonuses to residential and non-residential developers to encourage space for childcare and senior care facilities in new development.	16.214.03	New	The NZC adds the state mandated density bonus requirements for projects that include affordable housing units and childcare facilities.
<b>30.</b>	<b>Policy CP-5.2</b> Action CP-5.2B: Continue to support local community service agencies and organizations in the provision of social services to Vallejoans in need, including special needs services that foster independence for older adults, people with disabilities, and those facing physical or mental challenges.	16.301 16.337	New	The NZC supports this action by establishing Social Service Center as a new land use type that is permitted in mixed use and commercial zoning districts.
<b>31.</b>	<b>Policy NBE-1.1</b> Natural Resources. Protect and enhance hillsides, waterways, wetlands, occurrences of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.	16.212 16.301	Current	The NZC retains and augments the Hillside Development Standards to protect and enhance hillsides. The NZC retains the Resource Conservation (RCN) zoning district and protects and enhances the wetlands, sensitive natural communities and important wildlife habitat by minimizes development intensity allowed in RCN areas.
<b>32.</b>	Action NBE-1.1E: Protect the remaining woodlands and native tree resources and require replacement plantings where native trees must be removed.	16.504	New	The NZC supports this action by establishing requirements for tree removal and replacement.

## Vallejo Zoning Code Update

	General Plan Policy or Action	New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
33.	Action NBE-1.1F: Require a biological assessment for new development proposed on sites that are determined to have some potential to contain sensitive biological and wetland resources. The assessment should be conducted by a qualified professional to determine the presence or absence of any sensitive resources, should evaluate potential adverse effects, and should define measures for protecting the resources in compliance with State and federal laws. Detailed surveys are not necessary in locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources.	16.612	Change	The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting biological assessments for new development will be required as deemed appropriate based a project-specific environmental review checklist.
34.	Action NBE-1.1G: Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. This should include streams and associated riparian habitat and coastal salt marsh habitat along the Vallejo shoreline. Where complete avoidance is not possible, require that appropriate authorizations be secured from State and federal jurisdictional agencies and that adequate replacement mitigation be provided to ensure there is no net loss in habitat acreage or values.	16.602.06	Change	The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process and procedures. Avoidance of potential impacts on jurisdictional wetlands and other waters, as well as compliance with State and federal requirements will be determined based on the project-specific environmental analysis.
35.	<b>Policy NBE-1.2</b> Sensitive Resources. Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.	16.602.06	Change	The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting biological assessments for new development will be required as deemed appropriate based a project-specific environmental review checklist and mitigations will be imposed as needed.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
36.		Action NBE-1.2D: Continue to require environmental review of development applications pursuant to CEQA to assess the potential impacts on native species and habitat diversity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values, and functions and encourage early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting special-status species, sensitive natural communities, or wetland that may be adversely affected by new development.	16.602.06	Change	The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting assessments on the potential impact for new development will be required as deemed appropriate based a project-specific environmental review checklist.
37.	Policy NBE-1.5	Scenic Vistas. Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.	16.204.01	New	The NZC supports this policy by establishing the Regional Commercial (RC) zoning district, which is mapped along the freeway. Development standards for this zoning district are provided that may affect and improve the overall appearance of the freeway corridor.
38.		Action NBE-1.5B: Update City regulations for development within view of freeways in Vallejo.	16.204.01 16.301	New	The NZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped along the freeway, and includes development standards may affect and improve the overall appearance of the freeway corridor.
39.		Action NBE-1.5C: Continue to administer the residential view district regulations intended to preserve panoramic views of the surrounding natural and human-made environment from residential neighborhoods located on hills.	16.213	Current	The NZC retains the Residential View District and includes the district on the updated Zoning Map.
40.	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.	16.604.03,B.i	New	The NZC supports this policy by adding a Design Review Chapter that requires project designs to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
41.	<b>Policy NBE-1.8</b>	Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.	16.202-214 16.505	Current	The NZC supports this policy by retaining the requirement for street trees and landscaping.
42.		Action NBE-1.8B: Update the Tree Ordinance, including requirements for preservation of trees of a minimum size.	16.504	New	The NZC adds tree preservation requirements; however, the Tree Ordinance is administered by the Public Works Department.
43.	<b>Policy NBE-1.9</b>	Cultural Resources. Protect and preserve archaeological, historic, and other cultural resources.	16.614	Current	The NZC retains the requirement to protect and preserve archeological, historic and cultural resources through the provisions provided in the Architectural Heritage and Historic Preservation Chapter.
44.		Action NBE-1.9A: Continue to require that land use activities comply with State requirements and follow best practices to ensure that cultural resources are not impacted and that appropriate agencies and technical experts are involved in the evaluation and protection of resources and sites.	16.614	Current	The NZC retains the requirement that land use activities comply with State law to protect and preserve archeological, historic and cultural resources, and that appropriate agencies and technical experts are involved in the evaluation of historic resources through the provisions provided in the Architectural Heritage and Historic Preservation Chapter.
45.	<b>Policy NBE-1.10</b>	Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures.	16.614	Current	The NZC supports this policy by retaining the requirement to protect and preserve archeological, historic and cultural resources through the provisions provided in the Architectural Heritage and Historic Preservation Chapter.
46.		Action NBE-1.10B: Require the identification and protection of all on-site historic resources in conjunction with any proposed development, in compliance with all applicable City provisions (including the Downtown Specific Plan Historical Resource Assessment) and State and federal guidelines for the treatment of historic properties.	16.614	Current	The NZC retains the requirement to identify and protect historic resources through the provisions provided in the Architectural Heritage and Historic Preservation Chapter. The Downtown Specific Plan Historical Resources Assessment will also be retained and referenced as needed.
47.	<b>Policy NBE-1.11</b>	Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	16.614	Current	The NZC supports this policy by retaining provisions provided in the Architectural Heritage and Historic Preservation Chapter, specifically the requirement that projects within historic districts shall require a Certificate of Appropriateness permit.

## Vallejo Zoning Code Update

	General Plan Policy or Action	New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding	
48.	Action NBE-1.11B: Support preservation, rehabilitation, and reuse of known and potentially historic buildings in Downtown and consider periodic detailed assessments to update the list of existing historic resources.	16.614	Current	See response to Policy NBE-1.11 above.	
49.	<b>Policy NBE-1.13</b>	Community Preservation. Encourage high standards of property maintenance and rapid abatement of conditions contributing to blight.	16.615	Current	The NZC supports this policy by retaining requirements to maintain properties through enforcement and abatement provisions.
50.		Action NBE-1.13A: Update City regulations, adequately staff and fund, and increase enforcement as needed to require adequate structure and yard upkeep, increase penalties for illegal dumping and graffiti, and prohibit inappropriate outdoor storage (including non-operating vehicles).	16.615 16.301	Current New	See response to Policy NBE-1.13 above. The NZC clarifies that outdoor storage of automobiles and inoperable vehicles are restricted to the industrial districts.
51.		Action NBE-1.13B: Support efforts by homeowners' associations, neighborhood groups, and civic organizations to abate nuisances and improve the appearance of the community.	16.615	Current	See response to Policy NBE-1.13 above.
52.	<b>Policy NBE-1.14</b>	Water Conservation. Promote water conservation through a range of proactive City efforts.	16.504.09	Current	The NZC supports this policy by retaining the Water Efficiency Landscape Ordinance (WELO) requirements to conserve water as part of the Landscaping Chapter. These requirements are applicable to private and public properties.
53.	<b>Policy NBE-1.15</b>	Energy Efficiency. Support measures to reduce energy consumption and increase energy efficiency in residential, commercial, industrial, and public buildings.	16.338	Change	The NZC retains and augments the requirement to reduce energy consumption and increase energy efficiency through the provisions affecting use of solar, wind, and other sources.
54.		Action NBE-1.16A: Continue to update the City's Construction/Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required.	16.501.08	New	The NZC supports this action by adding requirements for water, reuse and recycling in a new Solid Waste, Recycling and Organic Waste Storage Chapter. The City's Construction/Demolition Waste Reuse and Recycling Ordinance is administered by the Public Works Department.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
55.	<b>Policy NBE-2.1</b>	Strengthen Local Identity. Focus future growth to foster a vibrant Downtown/ Waterfront District, strong job centers, comfortable neighborhoods, thriving neighborhood corridors and urban villages, and retail/entertainment clusters that draw visitors from the city and the region.	16.301	New	The NZC supports this policy by establishing a range of zoning districts that allow increased residential density, a broad variety of land uses that contribute to an area's vibrancy and promotes retail/entertainment clusters, permits uses such as cafes, banks, and supportive businesses in the employment areas of the City, and a mix of uses along the neighborhood corridors.
56.		Action NBE-2.1A: Use the development review process, as appropriate, to facilitate attractive, creative development.	16.605 16.604	Current, New	The NZC retains the comprehensive development review process and adds a new Design Review Chapter to facility attractive, creative development.
57.		Action NBE-2.1B: Use City regulations, such as a Form-Based Code, to complement and enhance the character of existing older, walkable neighborhoods in Vallejo, particularly those in and around downtown.	16.201-208	New	The NZC adds more specific development standards for each zoning district, as provided throughout Part II, including standards for the downtown area (DMX Zoning District).
58.	<b>Policy NBE-2.2</b>	Inviting Gateways. Establish gateways that proudly announce entry to Vallejo with high-quality, similarly themed design and/or landscaping.	16.204	New	The NZC supports this policy by requiring that all new construction be subject to the Development Review process which may include conditions of approval that gateway development provide enhancements to announce the entry to the City, have high-quality and similarly themed design and/or landscaping.
59.		Action NBE-2.2A: Update City regulations and establish design guidelines, as needed, to improve key City gateways.	16.604	New	See response to Action NBE-2.1A and B above.
60.		Action NBE-2.2B: Support mural projects on freeway overpasses and install streetscape and landscape features and unifying signage to enhance gateways.	16.509	New	The NZC supports this Action by removing the sign permit requirement for murals. See response to Action NBE-1.1B above.
61.	<b>Policy NBE-2.3</b>	Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	16.604	New	See response to Action NBE-1.1A and B above.

## Vallejo Zoning Code Update

	General Plan Policy or Action	New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding	
62.		Action NBE-2.3A: Continue to utilize development approval conditions to achieve compatibility between nearby uses and scale and style of buildings, and to establish limitations on activities that could create potential adverse effects.	16.605	Current	The NZC retains the requirement that all new construction be subject to the Development Review process, which may include conditions of approval that require compatibility between nearby uses and minimize any adverse effects.
63.		Action NBE-2.3B: Update City regulations to specify standards for moderate density, higher density, and mixed-use development that address quality of development and adequate transition to adjacent lower-density residential uses.	16.203.02 16.204.02 16.205.02 16.206.02 16.208.02	New	The NZC adds development standards that address the transition of mixed use development and lower density residential uses through the daylight plane and landscaped buffer requirement and maximum height limit for the mix use, commercial and industrial zoning districts.
64.		Action NBE-2.3C: Update City regulations to require high quality materials and coordinated, consistent design for signage, including business signs, street signs, public and institutional signs, and wayfinding signs along local streets and trails.	16.509.02	New	The NZC adds the requirement that sign programs include designs that are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site and on sites nearby.
65.	<b>Policy NBE-2.4</b>	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.	16.210.01	Current	The NZC maintains the Mare Island Specific Plan as active regulatory document for land use and development on Mare Island.
66.		Action NBE-2.4C: Encourage and facilitate the location of maritime, life sciences, high-tech, and other emerging land uses in locations that will foster synergy with Vallejo's higher educational institutions.	16.301	Current	The NZC supports this policy by retaining the ability to establish maritime, life science, technology and research and development uses in various zoning districts throughout the city.
67.	<b>Policy NBE-2.5</b>	Regional Retail and Entertainment. Support a thriving mix of regional retail and entertainment uses near Interstate 80.	16.204.01 16.301	New	The NZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped along the freeway that permits a mix of retail entertainment uses.
68.		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.	16.204.01 16.301	New	The NZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped in the Northgate Area and permits a mix of uses for local and regional shoppers.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
69.	<b>Policy NBE-2.6</b>	Action NBE-2.6C: Update City regulations to allow and encourage art studios, galleries, community arts spaces, and performing arts and nightlife venues in appropriate locations.	16.301	New	The NZC adds Artist's Studio as a new land use type and permits this use in the mix use and commercial zoning districts. Theaters and concert halls are classified as commercial entertainment facilities and are also permitted in the mix use and commercial zoning districts.
70.	<b>Policy NBE-2.7</b>	Action NBE-2.7A: Update City regulations to ensure housing opportunities in close proximity to employment centers and transit, including near the Ferry Terminal and Vallejo Transit Station.	16.215.01	New	The NZC adds a Transit Oriented Development chapter that identifies the Ferry terminal and Vallejo Transit Station as transit centers where a mix of uses are encouraged, including residential.
71.	<b>Policy NBE-2.8</b>	Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	16.202.05	New	The NZC adds the provision to develop housing on small infill vacant lots. A Minor Use Permit can be granted for development of these lots provided that the development is compatible with the character of the surrounding area.
72.	<b>Policy NBE-2.9</b>	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.	16.602.08	New	The NZC adds the Vallejo City Unified School District as a recipient of public notices for Planning projects.
73.	<b>Policy NBE-3.1</b>	Action NBE-3.1B: Continue the use of residential density bonuses to incentivize or fund the construction of public benefits, such as plazas, open space, and public art.	16.204.03	New	The NZC adds a density bonus incentive that includes providing public plazas, parks and public art as public benefits.
74.	<b>Policy NBE-3.2</b>	Downtown Identity. Ensure that buildings and public spaces contribute to the visual identity of the Downtown/Waterfront District and complement the walkable character of the area.	16.210	Current	The NZC retains the Downtown Vallejo Specific Plan and Waterfront Planned Development Master Plan Design Guidelines that include standards to ensure the visual identify of the area and that buildings and public spaces complement the walkable character.
75.		Action NBE-3.2A: Continue to apply the Downtown and Waterfront Design Guidelines and require compliance with the Secretary of the Interior's Standards for designated historic resources.	16.210	Current	See response to Policy NBE-3.2 above.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
76.	<b>Policy NBE-3.3</b>	Entertainment. Promote a variety of retail, restaurant, and entertainment uses that bring economic vitality downtown, enhance the Downtown Arts District, and activate the pedestrian environment.	16.301	Change	The NZC broadens the type of land uses allowed in the downtown including media production facilities and indoor entertainment facilities.
77.		Action NBE-3.3B: Develop and implement a strategy to attract desired retailers to the Downtown/Waterfront District both in the near and long term.	16.301	Current, Change	The NZC supports this Action by broadening the type of land uses allowed in the downtown including media production facilities and indoor entertainment facilities, which may attract desired retailers to the area.
78.		Action NBE-3.3C: Update City regulations to allow for outdoor dining, with appropriate consideration for public safety and potential conflicts with neighboring uses and activities.	16.330	New	The NZC adds a new Outdoor Dining and Seating Chapter that includes standards to avoid potential conflicts with nearby uses.
79.	<b>Policy NBE-3.4</b>	Local Art Scene. Promote arts and culture, and integrate public art and performances spaces into public and private development.	16.215	New	The NZC supports this policy by adding a density bonus incentive that includes providing public plazas, parks and public art as public benefits.
80.		Action NBE-3.4C: Continue to support the Downtown Arts & Entertainment District consistent with the Downtown Specific Plan.	16.301	Current, Change	See response to Policy NBE-3.3
81.	<b>Policy NBE-3.5</b>	Variety of Housing. Attract and encourage higher-density residential development that offers a range of housing options throughout the downtown area, including market rate housing, flexible work-live units, as well as student and senior housing.	16.301	New  Current	The NZC supports this policy by establishing the Downtown Mixed Use District (DMX) that allows a range of 30 to 90 units per acre. Property within this district are also within the boundaries of the Downtown Vallejo Specific Plan. The NZC further supports this policy by retaining the Downtown Specific Plan policy to allow live/work, multi-family housing and senior housing as permitted uses in the downtown.
82.		Action NBE-3.5D: Explore opportunities for transit-oriented development with major landowners, developers, and public agencies, including Water Emergency Transportation Authority (WETA) and Soltrans.	16.215.01	New	The NZC supports this policy by adding a new Transit Oriented Development Chapter that identifies the Ferry Terminal and Vallejo Transit Station as transit centers where a mix of uses are permitted and development incentives are included to encourage mixed use development.
83.		Action NBE-3.5E: Identify appropriate sites for a college campus or student union downtown.	16.301	Current	The NZC supports this policy by retaining the Downtown Vallejo Specific Plan policy to allow a college or trade school in the downtown area.

## Vallejo Zoning Code Update

	General Plan Policy or Action	New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding	
84.	<b>Policy NBE-3.6</b>	Start Up Space. Promote a variety of incubator and small office opportunities.	16.301	New	The NZC supports this policy by permitting office development in mixed use and commercial zoning districts.
85.		Action NBE-3.6A: Update City regulations to allow for office space with a component of pedestrian-related activity, such as medical offices, in vacant retail shop fronts, as appropriate.	16.203.02 16.204.02	New	The NZC adds development standards that require mixed use projects to have a percentage of non-residential uses on the ground floor to activate the area. This may include medical offices, which are allowed in the mixed use and commercial districts.
86.	<b>Policy NBE-3.7</b>	Solano360. Achieve the objectives of the Solano360 Specific Plan.	16.210	Current	The NZC supports this policy by retaining the Solano360 Specific Plan as an active regulatory document for the area.
87.		Action NBE-3.7A: Implement Solano360 actions as resources allow.	16.210	Current	See response to Policy NBE-3.7 above.
88.	<b>Policy NBE-3.8</b>	North Gateway. Accelerate investment in the North Gateway area to achieve a mixed-use district that caters to both locals and regional travelers to Napa Valley.	16.301	New	The NZC supports this policy by including the North Gateway as part of the Central Corridor zoning district that allows a variety of uses that will cater to both local and regional travelers.
89.		Action NBE-3.8A: Target business attraction strategies for the North Gateway that can take advantage of local commercial needs, as well as the area's location at the entry to the wine country.	16.301	New	See response to Policy NBE-3.8 above.
90.	<b>Policy NBE-3.9</b>	Mare Island Specific Plan. Achieve the objectives of the Mare Island Specific Plan to foster a multi-use community with a balance of industrial, office, commercial, residential, educational, recreation, cultural, and open space uses, meeting the needs of future generations.	16.210	Current	See response to Policy NBE-2.4A above.
91.	<b>Policy NBE-3.10</b>	Curtola Employment Center. Strengthen and grow the employment cluster directly south of the downtown area.	16.301	New	The NZC supports this policy by allowing uses such as cafes, banks, and supportive business establishments such as office supply stores in the employment areas of the City, including the area south of downtown, such as the Limited Industrial (IL) zoning district.

## Vallejo Zoning Code Update

	<b>General Plan Policy or Action</b>	<b>New Zoning Code Section No./s</b>	<b>New, Current, or Change in Regulation</b>	<b>Consistency Finding</b>	
92.	Action NBE-3.10A: Update City regulations to allow for accessory and secondary activities that support the local workforce in the Curtola Employment District such as banks, cafes, printers, and office supply stores.	16.301	New	See response to Policy NBE-3.10 above.	
93.	Action NBE-3.10B: Attract a mix of uses, such as multi-family housing, student housing, or a corporate or educational campus, to the City-owned south waterfront site that support the vitality of the Curtola Employment Center.	16.301	New	See response to Policy NBE-3.10 above. The NZC further supports this policy by mapping nearby parcels as Neighborhood Mixed Use (NMU) zoning district, which allows residential development with a maximum density 30 units per acre and 50 units per acre in areas with a General Plan designated of Business/Limited Residential.	
94.	<b>Policy NBE-3.11</b>	Mare Island. Support industrial, office, and retail uses as envisioned in the Mare Island Specific Plan.	16.201.01	Current	See response to Policy NBE-2.4A above.
95.	<b>Policy NBE-3.12</b>	Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.	16.215.01	New	The NZC supports this policy by adding a new Transit Oriented Development Chapter that identifies the nearby Sereno Transit Facility as transit centers where a mix of uses are permitted and development incentives are included to encourage mixed use development.
96.	Action NBE-3.12A: Explore opportunities for transit-oriented development (i.e., Urban Village) near the Sereno Transit Center in collaboration with Soltrans and adjacent property owners.	16.215.01	New	See response to Policy NBE-3.12 above.	
97.	<b>Policy NBE-3.13</b>	Neighborhood Character. Preserve the character of existing single-family residential neighborhoods.	16.605	Current, Change	The NZC requires building improvements and new development preserve the character of existing neighborhoods through the Development Review Permit process.
98.	Action NBE-3.13A: Continue to carefully review development proposals to preclude substantial increases in density and new land uses in order to minimize the impact to the character of existing single-family neighborhoods.	16.605	Current	The NZC requires residential density that is consistent with the General Plan, which does not allow for the substantial increase in density in single-family neighborhoods.	

## Vallejo Zoning Code Update

	General Plan Policy or Action	New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
99.	Action NBE-3.13B: Continue to allow a mix of housing types along the interconnected linear street grid that contributes to the charm and walkability of Vallejo's central residential neighborhoods, where appropriate.	16.202.02 16.203.02	New	The NZC adds the ability to develop a mix of housing types such as townhouses, bungalows, and garden development in the residential zoning districts, including the central neighborhoods.
100.	Action NBE-3.13C: Continue to allow small group homes for disabled persons and seniors in all residential zones, consistent with State housing law, and continue to allow large group homes and large family daycare facilities, subject to use permit requirements that minimize impacts to neighborhoods.	16.301	Current	The NZC retains the ability to establish small group homes and day care centers in the residential zoning districts, consistent with State law.
101.	Action NBE-3.13D: Continue to permit home-based businesses in residential neighborhoods, provided that off-site impacts are minimized and the residential nature of structures and their surroundings is not compromised.	16.321	Change	The NZC retains the ability to establish home-based businesses in residential neighborhoods, adds additional standards and lists businesses that are prohibited to minimize impacts on surrounding residences.
102.	<b>Policy NBE-3.14</b> Action NBE-3.14B: Update City regulations to incorporate standards for activating corridors, including standards for the placement of doors and windows.	16.203.02 16.204.02	New	The NZC adds development standards that require mixed use projects to have a percentage of nonresidential uses on the ground floor to activate the area. This includes placement of entrances and window.
103.	Action NBE-3.14D: Use the Sonoma Boulevard Specific Plan to guide development and redevelopment along the Central Corridor.	16.210	New	The NZC supports this Action by retaining the Sonoma Boulevard Specific Plan as an active regulatory document that includes policies to guide development and redevelopment along the Central Corridor.
104.	<b>Policy NBE-4.1</b> 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.	16.203.03,O	New	See response to Action CP-1.4C above.

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
105.		Action NBE-4.1D: Update City regulations to emphasize mixed-use development along the central waterfront, on the east side of Mare Island Way that enhance connections between downtown and the waterfront.	16.210	New	The NZC includes the requirement that projects within the Waterfront Mixed Use (WMX) zoning district comply with the Waterfront Planned Development Master Plan (PDMP) that includes mixed used development wihtin the central waterfront area and includes public improvements that connect the waterfront with the downtown.
106.	<b>Policy NBE-4.2</b>	Action NBE-4.2C: Encourage temporary uses such as food trucks, vendors, and festivals.	16.327	New	The NZC adds Mobile Food Vending as a new land use type that is allowed throughout the City, including in the Downtown Mixed Use (DMX) zoning district.
107.		Action NBE-4.4A: Continue to use the Waterfront Design Guidelines to guide public and private investments along the waterfront between Solano Avenue and the Mare Island Causeway.	16.03.02	New	The NZC includes the requirement that projects within the Waterfront Mixed Use (WMX) zoning district comply with the Waterfront Planned Development Master Plan (PDMP), which includes the PDMP Design Guidelines.
108.		Action NBE-4.4B: Continue to use BCDC Public Access Design Guidelines in reviewing waterfront development proposals.	16.203.02	New	The NZC includes the requirement that projects within the Waterfront Mixed Use (WMX) zoning district comply with the Waterfront Planned Development Master Plan (PDMP), which includes use of the BCDC Public Access Design Guidelines.
109.	<b>Policy NBE-5.1</b>	Event Readiness. Prepare sufficiently for major events to enable quick and effective response.	16.101.2,J.5	Current	The NZC retains the allowance for the City Council to authorize a temporary deviation from a provision of the Zoning Code during a local emergency.
110.	<b>Policy NBE-5.3</b>	Health and Safety Codes. Enforce development regulations and building code requirements to protect residents, businesses, and employees from flooding, liquefaction, earthquakes, fires, and other hazards.	16.602.06	Change	The NZC retains the requirement that projects must comply with CEQA and adds the environmental process and precedures. CEQA compliance may require an assesement of environmental impacts of a proposed development project on residents, businesses, and employees.
111.	<b>Policy NBE-5.4</b>	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.	16.602.06	Change	The NZC retains the requirement that projects must comply with CEQA and adds the environmental process and precedures. CEQA compliance may require an assesement of environmental impacts of a proposed development project and could result in prohibiting development in an area of potential risk.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
112.		Action NBE-5.4A: Continue to require geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate any seismic, flooding, sea level rise, landslide, erosion, or related risk.	16.602.06	Change	The NZC retains the requirement that projects must comply with CEQA and adds the environmental process and precedures. CEQA compliance may require a geotechnical study to determine if measures are needed to mitigate any associated impacts.
113.		Action NBE-5.4B: Continue to require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas to minimize risks to downhill areas.	16.213	Change	The NZC retains and augments the Hillside Development standards, which includes that hillside projects shall comply with Title 12 to minimize eroision impacts.
114.		Action NBE-5.4C: Continue to use the development review process to ensure that development is planned and constructed to resist the encroachment of uncontrolled fire.	16.602.06	Change	The NZC retains the requirement that the development review process includes project compliance with CEQA. This review process may include an assessment to ensure to ensure that development is planned and constructed to resist the encroachment of uncontrolled fire.
115.	<b>Policy NBE-5.6</b>	Flood Control Planning. Protect the community from potential flood events.	16.504.03	Change	The NZC support this policy by retaining regulations regarding flood hazards and includes referring applications for projects within a Flood zone to the Vallejo Flood and Waste Water Districts for review and recommendations.
116.		Action NBE-5.6B: Collaborate with the Vallejo Sanitation and Flood Control District (VSFCD) and Solano County Water Agency (SCWA) to implement comprehensive flood control planning.	16.507.3	Change	The NZC augments regulations regarding flood hazards and includes referring applications for projects within a Flood zone to the Vallejo Flood and Waste Water Districts for review and recommendations.
117.		Action NBE-5.6D: Continue to enforce City regulations that prohibit development, grading, and land modification activities that would adversely affect the local drainage system or create unacceptable erosion impacts.	16.213	Change	The NZC retains and augments the Hillside Development standards, which require projects located on property that has a slope of 15 percent or more to comply with Title 12 to minimize eroision impacts.
118.	<b>Policy NBE-5.7</b>	Design for Stormwater Control. Encourage new development and redevelopment to minimize the area of new roofs and paving.	16.504.E, F	New	The NZC supports this policy by requiring additional parking lot and garage rooftop planting.
119.	<b>Policy NBE-5.9</b>	Sea Level Rise. Plan for sea level rise and participate in regional adaptation efforts for areas of Vallejo at risk from sea level rise.	16.507	New	The NZC supports this policy by establishing requirements address sea level rise requirements in a new Natural Hazard Reductin Chapter

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
120.		Action NBE-5.9A: For City underground utilities, use materials that are more resistant to corrosion from saltwater intrusion.	16.501.10	New	The NZC supportst this action by including that all utilities be placed underground.
121.	<b>Policy NBE-5.10</b>	Site Safety. Ensure that affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants.	16.602.10	Change	The NZC retains the requirement that projects must comply with CEQA and adds the environmental process and precedures. CEQA compliance may require that soil, groundwater, or buildings related to a development project will not adversely affect the environment.
122.		Action NBE-5.10A: Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.	16.602.10	Change	The NZC retains the requirement that projects must comply with CEQA and adds the environmental process and precedures. CEQA compliance may require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.
123.		Action NBE-5.10B: Continue to require environmental site assessments stipulated by State and County regulations for potential hazardous material releases from prior uses and assessments for lead and asbestos present in building materials.	16.602.10	Change	The NZC retains the requirement that projects must comply with CEQA and adds the environmental process and precedures. CEQA compliance may require environmental site assessments stipulated by State and County regarding hazardous material releases.
124.	<b>Policy NBE-5.11</b>	Risk Reduction. Reduce the risk of hazardous materials accidents, spills, and vapor releases, and minimize the effects of such incidents if they occur.	16.320	New	The NZC adds a new Hazardous Materials Handling and Storage Chapter for facilities involved in the handling or storage of hazardous materials and that includes measures to reduce the risks of accidents, spills and other related incidents.
125.		Action NBE-5.11E: Continue to require that all facilities where hazardous materials are used, handled, or stored are designed and constructed to minimize the possibility of environmental contamination and off-site impacts.	16.320	New	See response to Policy NBE-5.11 above.
126.		Action NBE-5.11F: Collaborate with county, State, and federal agencies to ensure that facilities where hazardous materials are used, handled, or stored are regularly inspected and that applicable regulations are enforced.	16.320	New	The NZC adds a new Hazardous Materials Handling and Storage Chapter for facilities involved in the handling or storage of hazardous materials and requires compliance with all applicable federal and state rgulations.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
127.	<b>Policy NBE-5.13</b>	Noise Control. Ensure that noise does not affect quality of life in the community.	16.502.10,C	Current	The NZC retains the requirement to locate noise-producing activity away from sensitive receptors. The various use standards also include requirements to maintain appropriate noise levels.
128.		Action NBE-5.13A: Continue to require that new noise-producing uses are located sufficiently far away from noise-sensitive receptors and/or include adequate noise mitigation, such as screening, barriers, sound enclosures, noise insulation, and/or restrictions on hours of operation.	16.502.10,C	Current	See response to Policy NBE-5.13 above.
129.		Action NBE-5.13C: Update City regulations to restrict the allowable hours to between 7 AM and 7 PM on weekdays for construction, demolition, maintenance, and loading/unloading activities that may impact noise-sensitive land uses.	16.502.10,D1	New	The NZC adds that construction, demolition and related activities that general noise that exceed the allowable limits must occur between 7 am and 7 pm in residential and mixed use districts.
130.		Action NBE-5.13D: Require proponents of mixed-use projects to notify potential residents that they may be affected by noise from adjacent/nearby commercial, retail, entertainment, and/or circulation components of the project.	16.502.10,D.3.e	New	The NZC adds a requirement that developers of mixed-use projects provide notification to residents regarding the potential noise exposure for other project components.
131.	<b>Policy NBE-5.14</b>	Vibration Control. Ensure that vibration does not affect quality of life in the community.	16.502.09	Current	The NZC retains requirement that no use shall be operated that produces vibrations that generally do not affect adjacent uses.
132.	<b>Policy NBE-5.15</b>	Noise Compatibility Standards. Apply the General Plan noise and land use compatibility standards to all new residential, commercial, and mixed-use development and redevelopment.	16.502.10	New	The NZC includes the General Plan noise and land use compatibility standards for all use new development.
133.		Action NBE-5.15A: For new single-family residential projects, use a standard of 60 Ldn for exterior noise in private use areas, and require appropriate impact mitigation.	16.502.10	Current	The NZC retains the requirement that a new single-unit project that includes residential use has a noise limit of 65 Ldn for exterior noise in private areas.

## Vallejo Zoning Code Update

	General Plan Policy or Action		New Zoning Code Section No./s	New, Current, or Change in Regulation	Consistency Finding
134.		Action NBE-5.15B: For new multi-family residential projects, use a standard of 65 Ldn in outdoor areas, excluding balconies, and require appropriate impact mitigation.	16.502.10	New	The NZC adds a new requirement that a new multiple-unit project has a noise limit of 65 Ldn in outdoor areas.
135.		Action NBE-5.15C: For new mixed-use projects that include a residential component, use a standard of 65 Ldn in outdoor areas, excluding balconies, and require the design to minimize commercial noise intrusion into residential areas, including by separating residential areas from noise-generating sources such as mechanical equipment, entertainment facilities, gathering places, loading bays, parking lots, driveways, and trash enclosures to the extent reasonably feasible.	16.502.10	New	The NZC adds a new requirement that requires a mixed use project that includes residential use has a noise limit of 65 Ldn.
136.		Action NBE-5.15F: Require acoustical studies with appropriate mitigation measures for projects that are likely to be exposed to noise levels that exceed the 'normally acceptable' standard and for any other projects that are likely to generate noise in excess of these standards.	16.502.10	New	The NZC adds a new requirement that the Director may require an acoustic study to assess noise levels for a project.

**ATTACHMENT 2**  
**NEW ZONING CODE PROJECT - MARCH 29, 2021**  
**ERRATA TO THE NEW ZONING CODE**

## NEW ZONING CODE ERRATA

The following changes will be made to the document dated 3.5.21

(Editorial changes and corrections such as capitalization, grammar, formatting, etc. will also be made but are not included in the list. A brief explanation for the change is provided in italics, where applicable.)

No.	Section No.	Page No.	Correction or Change (Added Text is shown in Bod, Deleted Text is shown in <del>Strike-thru.</del> )
1	16.101.02.I.2	2	Edit: All persons wishing to establish a use within the City must apply to the <b>Planning and Development Services Director (Director)</b> , as defined in <b>Section 16.601.04, Planning and Development Services Director...</b>
2	16.104.04.A.4	8	Edit: Enclosed ( <b>with walls</b> ) and roofed porches and balconies;
3	16.105.03.A	15	Edit: A nonconformity may result from any inconsistency with <del>the</del> any one of or more requirements.....
4	Table 16.201-A	27	Add Additional Standard: <b>Projections into Required Yards - See Chapter 16.501.07, Projections into Required Yards</b>
5	16.202.03.A	29	Edit: Rooflines, exterior materials, windows, railings, porches and other design elements shall be designed in the same style as the existing building unless an alternative design is approved through <b>Chapter 16.605, Development Review</b> . <del>through Chapter 16.604, Design Review.</del> ( <i>Design Review is not required for single-unit residential.</i> )
6	16.202.03.B	29	Edit: .....on documentation provided by the applicant may be approved subject to the provision of <del>Chapter 16.604, Design Review.</del> <b>Chapter 16.605, Development Review.</b> ( <i>Same as above.</i> )
7	16.202..03.C	29	Edit: Alternative designs to create consistency with the architectural style of the building may be approved subject to the provisions of <del>Chapter 16.604, Design Review.</del> <b>Chapter 16.605, Development Review.</b> ( <i>Same as above.</i> )
8	Table 16.202-B	31	Edit: Minimum/Maximum Density (units/net acre) for Business/Limited Residential General Plan Designation, <del>RMD - Max. 50 n/a</del> ( <i>RMD is not compatible with Business/Limited Residential</i> )
9	Table 16.202-B	31	Edit: Notes for Minimum Front Setbacks RMD: 15( <del>C</del> ) ( <b>A</b> ); RHD:15 ( <del>C</del> ) <b>A</b> and Street Side Setbacks, RMD: 10 ( <del>D</del> ) ( <b>A</b> ); RHD 10 ( <del>D</del> ) ( <b>A</b> ) ( <i>All notes are provided in A.</i> )
10	Table 16.202-B	33	Add Additional Standard: <b>Projections into Required Yards - See Chapter 16.501.07, Projections into Required Yards,</b>
12	16.203.01	38	Edit: WMX Waterfront Mixed Use: ..... Waterfront <b>and Vallejo Station</b> Planned Development Master Plan ( <b>Waterfront PDMP</b> )
13	16.203.03.B	44	Edit: Development in mixed-use districts with more than 100 <b>linear</b> feet of frontage shall provide....
14	16.203.03.O	48	Edit: ....shall provide public access to and <b>along the shoreline</b> consistent with State and Bay Conservation and Development Commission requirements, <b>and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.1.</b>

15	16.204.03.L	58	Edit: shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements, <b>and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.1.</b>
16	Table 16.206-A	64	Add Building Form and Location, Maximum Floor Area Ration (FAR): <b>IL- 2.5, IG-2.0</b>
17	16.207.03	67	Add C: <b>Any development along San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements, and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.1.</b>
18	16.209.01.G	70	Edit: ....development standards of the applicable Master Plan and/or <b>Planned Development</b> Unit Plan.
19	16.209.01.G.1.e	70	Edit: Northgate <b>(Residential)</b>
20	16.213.03	77	Edit: Notice of Restriction, shall consult with the Planning Division, City of Vallejo and secure a <del>Site</del> Development <b>Review</b> Permit if required by the above referenced ordinance.
21	16.214.09.B	78	Edit: Purchase of for sale units and Occupancy of rental units shall be reserved <del>the</del> <b>for</b> -applicable moderate, low and very low.....
22	16.214.09.K.	79	Edit: A copy of this form is available from the <del>Community Development Department</del> <b>Planning Division.</b>
23	16.214.09.J	79	Edit: ...required to reserve the lower income unit sat the controlled rents for a minimum of 55 <b>years</b> or such other period.....
24	16.214.10.B	79	Edit: ....this Chapter, shall be submitted with the <b>Below Market Rate (BMR)</b> Housing Plan required by this Chapter.
25	16.214.10.E	80	Edit: The Director may require that any pro form submitted pursuant to <del>Division (A)</del> <b>Subsection A</b> of this Chapter....
26	16.214.13.A	81	Edit: If the findings required by the previous Chapter can be made, the <del>decision-making body</del> <b>Review Authority</b> may deny a concession.....
27	16.214.13.B	81	Edit: If the findings required by the previous Chapter can be made the <del>decision-making body</del> <b>Review Authority</b> may deny a waiver.....
28	16.214.13.B.1	81	Edit:.....to low-and moderate-income households. For the purpose of this <del>division</del> <b>Chapter</b> , specific adverse.....
29	16.214.14	81	Edit: ....required by this Zoning Code, including but not limited to requirements for conditional <del>Use</del> <b>Permit</b> approval or <del>site</del> Development <del>plan</del> <b>Review</b> and does not allow public hearings.
30	16.215.01	83	Edit: The purpose of the Transit Oriented Development (TOD) <b>Chapter</b> is to encourage an appropriate.....
31	16.301.01.A	87	Edit: Waterfront <b>and Vallejo Station</b> Planned Development Master Plan ( <b>Waterfront PDMP</b> )
32	Table 16.301-A	88	Edit: Add Agricultural Processing, MNP in IL, and P in IG
33	Table 16.301-A	89	Edit: Alternate Fuels and Recharging Facilities - Add "P" in PS
34	Table 16.301-A	90	Edit: Restaurant with Drive-Through, NMX - <b>MNP, MJP</b> ; CC - <b>MNP, MJP</b> , RC - <b>MNP, MJP</b>

35	Table 16.301-A	91	Edit: Grocery Store/Supermarket Small (Less than 10,000 sf) - Add <b>MNP/3</b> in RLD, RMD, RHD
36	Table 16.301-A	91	Edit: Bed and Breakfast - Not Permitted in NMX, DMX, WC, CC, RC ( <i>Single-unit not allowed in these zones</i> )
37	Table 16.301-A	93	Edit: Contractor's Yard, Add Additional Regulations Note - <b>Chapter 16.501.06, Outdoor Storage.</b>
38	Table 16.301-A	94	Edit: Recycling, Large, CC - <del>MNP, MJP</del> ; Recycling, Small, <del>MJP, MNP</del>
39	Table 16.301-A	94	Edit: Outdoor Storage, Add Additional Regulations Note - <b>Chapter 16.501.06, Outdoor Storage.</b>
40	Table 16.301-A	95	Edit: School - Change from P to MNP/2 in RR, RL, RMD, RHD
41	Table 16.301-A	96	Edit: Single-Unit Detached, Add P/1 in WMX and NC
42	Table 16.301-A	96	Delete New Single-Unit Dwelling, Detached entirely
43	Table 16.301-A	96	Edit: Small Lot Development - Not Permitted in RHD
44	Table 16.301-A	97	Edit: Marina - Add "P" in WC
45	16.302.01.C	99	Edit: <del>Firearms Guns</del> Repair and sales. <b>Firearms Gun</b> repairs and sales are separate principal uses.....
46	16.303.02.E	100	Edit: .....shall not exceed 50 percent of the total floor area of the primary residential unit <b>or 1,200 square feet.</b>
47	16.304.04.A	105	Edit: ....during business hours the Regulatory Permit issued pursuant to the provisions of this <del>Division</del> <b>Chapter</b> for such Adult-Use Business in a conspicuous.....
48	16.304.04.B	105	Edit: Business Performer required to have a Permit in compliance with this <del>Division</del> <b>Chapter</b> with an identification.....
49	16.305.02.B.12.b.	109	Edit: ....shall be required to obtain a <del>Major-Use</del> Permit prior to resuming business whether or not a <del>Major</del> Use Permit was obtained in the past for the premises.
50	16.307.02.P.4	115	Edit:.....the convenience store or mini market operation shall be prohibited between the hours of 10 p.m. and <del>6-7</del> a.m. ( <i>Consistent with auto related services.</i> )
51	16.308.02.E.3.a	118	Edit: Except for emergency-only pedestrian exits required by the <b>Chief</b> Building Official.
52	16.308.03.E.2	119	Edit: ....materials to minimize noise impacts on adjacent properties and shall not be operated before <del>8</del> 7 a.m. or after 6 p.m. ( <i>Consistent with auto related services.</i> )
53	16.309.03.B	121	Edit:.....prepared by a qualified professional, demonstrates to the satisfaction of the <b>Planning</b> Commission that levels of spray.....
54	16.312.01	124	Edit: ....to operate establishments engaged in the <b>retail</b> , processing, cultivation or distribution of cannabis....
55	16.312.01	125	Edit:.....Permit for <del>the</del> cannabis <b>retail</b> , cultivation, distribution, manufacturing and testing laboratory use.
56	16.312.02.C	125	Edit: See Attachment for Revised Cannabis regulations
57	16.315.02.C	130	Edit: Add as last sentence; <b>Automobile stacking shall comply with Section 16.508.10, Stack-up Spaces for Drive-In and Drive-Through Facilities.</b>
58	26.432.05.O	137	Edit: Businesses involving <del>medical marijuana</del> <b>cannabis</b> activity;
59	16.326.02.B.1.b.iv	145	Edit: A written description of the proposed <del>business</del> Massage Establishment and how.....

60	16.327.02.E	148	Edit: At all times while vending, a valid business license and <del>Director's Permit</del> <b>Zoning Compliance Certificate</b> shall be displayed at the mobile food vending site.
61	16.327.02.H	148	Edit: <del>The permittee is responsible for maintain the clear path.</del> <i>(Redundant to first sentence.)</i>
62	16.327.02.L	149	Edit: The operation shall at all times comply with the provisions of the <del>City's Noise Ordinance</del> <b>Section 16.502.10, Noise...</b>
63	16.329.02.C.11	153	Edit: .....in accordance with <del>Table 16.601-A: Permit Review Authority</del> <b>Table 16.301-A Land Use Regulations.</b>
64	16.330.02.C	155	Add #8. <b>The owner operator shall provide for daily removal of trash liter and debris from the premises and on all abutting sidewalks within 100 feet of the premises.</b>
65	16.330.02.C.3.c.ii	154	Delete entirely. <i>(Repeat from c)</i>
66	16.333.02.B	158	Edit: Small recycling collection facilities are allowed subject to the <del>Director's approval</del> <b>Zoning Compliance Review, pursuant to Chapter 16.603 Zoning Compliance or a Minor Use Permit, Chapter 16.606, Minor and Major Use Permit</b> , and compliance with the criteria and the standards in this Section.
67	16.333.02.C	159	Edit: When a Major Use Permit is required in compliance with <del>Part II Base and Special Districts</del> <b>Table 16.301-B, Land Use Regulations Table</b> of the Zoning Code, .....
68	16.337.02.B	165	Edit: Centers may be operated between the hours of 8 a.m. and 8 p.m., <b>Monday through Saturday.</b>
69	16.338.02.C.8	167	Edit: ....meet the criteria established in this Chapter shall be permitted. <del>subject to approval of a Certificate of Appropriateness by the Director.</del> <b>Applicants are encouraged to locate panels away from principal (street-facing) facades, install the panels flush with roof plane (rather than elevated at a different angle), locate conduit and other ancillary equipment in a non-conspicuous location instead of the primary façade and avoid obstructing key architectural features.</b> <i>(State law allows building permits only.)</i>
70	16.339.02.l.6.c	172	Delete entirely. <i>(Repeat from l.4)</i>
71	16.339.02.k.3.b.	172	Edit: ...removal of the permitted temporary use upon the expiration of the <del>Administrative</del> <b>Temporary Use Permit.</b>
72	16.339.03.D.6	173	Delete entirely; <i>(Redundant of D.5)</i>
73	16.339.03	173	Edit: Add at end of first paragraph - <b>Temporary Use Permits replaces the Administrative Permit and process.</b>
74	16.341.01.A	176	Edit:.....facilities already in existence at the time of adoption of the ordinance codified in this Zoning Code and to those which are approved under its provisions.
75	16.341.02.B	177	Edit: <b>Minor Use Permit and</b> Development Review Required. Unless exempted, <b>a Minor Use Permit, as provided in Chapter 16.606, Minor and Major Use Permit, and Development Review Permit</b> , as provided in 16.16.603, Development Review are required for the construction of a new wireless telecommunication facility or substantial change to an existing facility.
76	16.341.05.A.4.a	180	Edit:.....shall operate in compliance with the noise exposure standards contained in <b>Section 16.502.10, Noise,</b> and including.....

77	16.341.05.A.4.b	180	Edit: .....standards in <b>Section 16.502.10, Noise</b> <del>the General Plan</del> and including without limitation.....
78	16.341.07.A.	183	Edit: .....according to the approved plans and all condition in the Use Permit/Development Review approval.
79	16.341.07.B	183	Edit: ....any use or activity in connection with the authorized use covered by the <del>Conditional</del> Use Permit, which includes....
80	16.341.09.G	185	Edit: Standard Conditions of Approval; remove entirely. <i>(There are no standard conditions in the Code.)</i>
81	16.341.10	186	Edit: ....obligation to comply with every applicable provision in this Code, <del>this Article, any permit,</del> any permit condition.....
82	16.501.03.A	192	Edit: ....from a street to a non-residential use cannot travers an <b>Rresidential</b> zoning district.....
83	16.502.03	201	Remove entire section. <i>(Not included in Code.)</i>
84	16.502.10.D.1	206	Edit: .....noise exceeding levels in Table 16.502.E shall be limited to hours between 7a.m. and 7 p.m. in the <b>residential zoning districts</b> <del>Zoning Districts 1 and 2</del> and in any mixed-use district.
85	16.503.02.C.12	208	Edit: Provide employees with a subsidy, determined by the applicant and subject to review by the <b>Traffic Engineer</b> <del>Department of Transportation</del> , if they use transit or commute by other alternative modes.
86	16.503.02.C.15	208	Edit: Provision of a shuttle program or participation in an existing shuttle program approved by the <b>Traffic Engineer</b> <del>Department of Transportation</del> and subject to any fees for the existing program.
87	16.603.03.B	209	Edit: .....The <b>Traffic Engineer</b> <del>Department of Transportation</del> , a citywide TMA, or a consulting Traffic Engineer retained by the City at applicant's expense.....
88	16.504.01.G.1	210	Edit: ....shall provide landscaping in compliance with the requirements of this Chapter except for new single-unit homes on existing lots as stated in subject Subsection <del>4</del> below.
89	16.504.08.A.4	217	Edit: Remove #4. <i>(Repeated in B.)</i>
90	16.504.09.E	218	Edit: Landscape Plan Review <b>Permit</b> and Procedures: Landscape Review applications for a project subject to <b>Section 16.504.09, Water-Efficient Landscape Requirements and based on Subsection C, Applicability</b> , shall not be approved until plans and written material showing how the.....
91	16.504.05.04	232	Table 16.505-A, Required front yard, Notes: The maximum height allowed with an Exception Permit: <b>is 5 feet.</b>
92	16.505.04C.5	232	Edit: ....minimum of 10 feet from the front property line. <del>or back of sidewalk, whichever is closest to the residence.</del>
93	Table 16.506-A	239	Edit: Use Class and Lamp Type; Remove <del>LZ3, LZ2, and LZ3.</del>
94	Table 16.507-A	243	Edit: Risk Zone D: Industrial, Residential, Commercial for fewer than 200 <b>occupants</b> ; and Industrial Residential, and Commercial for 200 or more <b>occupants</b> ; Public/Semi-Public
95	Table 16.508-A	247	Edit: Residential and Live/Work: <del>1-25</del> spaces per unit
96	16.508.04.C	247	Edit: Parking shall be provided by the minimum <del>parking by the minimum</del> provision of 50% of the <del>maximum</del> parking requirements noted in Table 508-B unless .....
97	16.508.04.B.	248	Off-Street Parking Table: Correct Residential, All Residential Uses (except as noted below) <del>-2</del> <b>1</b> per unit

98	16.508.06.C.5	250	Edit: ....appeal, may approve a Minor Use Permit, <b>as provided in Chapter 16.606, Minor and Major Use Permit</b> for shared parking.....
99	16.508.07.F.3	253	Edit: .....or its project across the lot, except upon the granting of <del>an</del> <b>a Minor Use Permit, as provided in Chapter 16.606, Minor and Major Use Permit</b> , <del>administrative use permit</del> . To grant.....
100	16.508.04.A.	262	Edit: Where an applicant can demonstrate to the satisfaction of the <b>Director or</b> Planning Commission that variations.... be allowed with approval of <del>Discretionary</del> <b>Minor Use Permit</b> . To grant such a <del>Discretionary Use Permit</del> , the <b>Director or</b> Planning Commission shall make.....
101	16.509.03.P	266	Edit: Temporary <del>on-site wall-mounted</del> signs are allowed within commercial.....
102	16.509.06.E	273	Remove E entirely. <i>(Removed from Code; difficult to enforce)</i>
103	16.509.06.J	293	Edit: ....Any such appeal must be filed with <del>the Secretary of the nonelected Review body</del> Planning Division or City Clerk, <b>in accordance with Section 16.602.12 Appeals</b> , within 10 calendar days....
104	16.602.06	291	Edit: ....Director has deemed necessary to make an environmental determination together with all required fees, <b>unless prohibited by State law</b> .
105	16.602.06. A-I	291-293	Remove entirely <i>(covered in CEQA Guidelines)</i>
106	16.602.06.J	293	Edit: ..Any such appeal must be filed <b>in accordance with Section 16.602.14, Appeals</b> <del>with the Secretary of the nonelected Review body</del> within 10 calendar days....
107	16.602.08.A.2	294	Edit: Projects subject to CEQA at least 21 calendar days before the date <b>of the Planning Commission hearing</b> or date of action when no public hearing is required.
108	16.602.08.D	294	Edit: Alternative Method for Large Mailings, Zoning Code Text Amendments, <b>and Planned Development</b> . If the number of property owners to whom the notice would be mailed or delivered is greater than 1,000, or the notice is for Zoning Code text amendment, <b>or a Planned Development text amendment</b> , a mailed notice is not required.....
109	16.602.14.A.2	297	Edit: ....may be appealed to the City Council by filing a written appeal with <b>the City Clerk</b> <del>Director</del> .
110	16.602.14.B	297	Edit: .....applicant, by the owner of property, or by any other person <b>aggrieved</b> <del>adversely affected</del> by a decision that is subject...
111	16.602.14.A	297	Edit: Add 3. <b>Multiple Actions. In the event an appeal is filed regarding a decision on one of multiple permits or City approvals concurrently granted for a single project (for example, the approval of a Use Permit is appealed on a project for which a Negative Declaration was approved at the same time), all concurrently granted determinations, findings, City permits and approvals for the project shall be automatically appealed, and shall be considered and acted upon in compliance with this Chapter.</b>
112	16.602.14.D.3	298	Edit: ...The Director shall forward the appeal, the <b>Staff Report and Resolution</b> <del>Notice of Action</del> , and all other documents.....
113	16.6024.01.J.1	300	Edit: ...New residential development that consists of <del>more than 2 or more 10</del> units.

114	16.604.01.K.2	300	Edit: a. <b>Structures or buildings up to</b> 5,000 sf - Director Decision b. <b>Structures or buildings more than</b> 5,000 sf or <del>More</del> - Design Review Board decision
115	16.604.01.L.5	301	Edit: Interior features and interior alterations <del>are</del> unless they materially affect a.....
116	16.604.01.L	301	Add: <b>7. Surface parking lots</b>
117	16.604.02.D	301	Edit: Design Review Projects proposing new and amended <del>Master Plans and</del> Planned Developments
118	16.605.02.C	304	Remove entirely ( <i>covered in Common Procedures</i> )
119	16.605.02.A.4	304	Edit: <del>Applications for</del> Development Review within a Specific Plan area or Planned Development zoning district <b>replaces the Unit Plan process. The application</b> shall also describe the specific design.....
120	16.606.01	306	Edit: ....is required for uses or projects pursuant to Part II, <del>Base and Overlay districts</del> <b>Districts and Development Types</b> , Part III, <del>General Regulations</del> <b>Use Standards</b> .....
121	16.608.04.A	310	Edit: <b>Review</b> Authority and Duties:
122	16.608.04.	312	Add F: <b>Notification. Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.07, Noticing. When a project subject to an Exception Permit approval and requires a Development Review Permit, Use Permit, Variance, an amendment of the Zoning Code, or any other discretionary action, the notice for such approvals shall also state that the project is subject to an Exception.</b>
123	16.609.04.D.1	313	Edit: All development within a Specific Plan district shall require Development Review, in accordance with Chapter 16.605, Development Review, <b>which replaces the Planned Development Unit Plan permit and process</b> , and shall be subject.....
124	16.609.03	313	Add E. <b>Public Notice and Hearing. All applications for a Specific Plan or a Specific Plan Amendment shall require public noticing and hearings before the Planning Commission and City Council, pursuant to Chapter 16.612, General Plan Amendments of this Zoning Code.</b>
125	16.610.02	314	Add E. <b>Public Notice and Hearing. All applications for a Planned Development Plan shall require a public notice and hearings before the Planning Commission and City Council, pursuant to Chapter 16.602, Common Procedures.</b>  <b>E. City Council Hearing and Action. After receiving the report from the Planning Commission, the City Council shall hold a duly noticed public hearing.</b>  <b>1. All applications for a Planned Development Rezoning and Planned Development Plan shall require public noticing and hearings before the Planning Commission and City Council, pursuant to Chapter 16.602, Common Procedures.</b>
126	16.610.06	315	Edit: ....require a Development Review Permit, in accordance with Chapter 16.605, Development Review, <b>which replaces the Planned Development Unit Plan permit and process.</b>

127	16.610.07.B	315	Edit: ....approved PD Zoning District or Planned Development Plan shall be considered by the City council at a duly noticed public hearing, following a Planning Commission recommendation.
128	16.701	338	Edit: 10. Police Chief. The Police Chief of the City of <del>Napa</del> <b>Vallejo</b> or the authorized representatives thereof.
129	16.701	356	Add: <b>Large Format Liquor Store: Liquor store with 7,000 square feet or more of gross floor area with standard retail hours of operation.</b>
130	16.701	363	Edit: Recreation Facilities. Spectators are incidental <del>an</del> on a recurring basis.

Chapter 16.312, Page 124:

Add the following:

- C. Development and Operation Standards. Cannabis cultivation, distribution, manufacturing and testing laboratory establishments shall comply with the following restrictions:
1. Where this code conflicts MAUCRSA design and development standards, the more restrictive standards shall apply. All applicable zoning district requirements must be met, together with the following requirements:
    2. Development and Operational Standards:
      - a. All activities shall occur within a secure fence at least eight feet in height that fully encloses the area. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress/egress.
      - b. No person under age eighteen shall be allowed on the property.
      - c. The site shall not be open to the general public.
      - d. No transactions outside, or partially outside of an enclosed building are permitted. No transactions which are performed through walk-up or drive-through service are allowed.
      - e. No use, inhalation, smoking, eating, ingestion, or otherwise consumption of cannabis on the property, including the parking areas of the property.
      - f. No exhibition or product sales area or retail sales are allowed on the premises.
    3. Cultivation:
      - a. The canopy shall not exceed 10,000 square feet; and
      - b. All cannabis cultivation shall occur indoors, completely enclosed in a structure with opaque walls, and shall not be visible from any public right-of-way
      - c. Lighting:
        - i. Exterior perimeter lighting shall be in place prior to operation;
        - ii. Exterior lighting shall be code compliant LED fixtures or high efficacy luminaries, and shall have an illumination intensity of between one and four foot candles;
  - iii. Lights shall be directed and shielded so as not to illuminate into adjoining properties;
  - iv. Lights shall have a housing to protect against breakage;
  - v. Broken or burnt out lights shall be replaced within five calendar days;
  - vi. Transitional lighting shall be incorporated in exterior areas going to and from buildings or uses within a site; and
  - vii. Trees and shrubs shall not interfere with the distribution of lighting as required by this section.
- d. Signs:
- i. A sign shall be posted on the door or in view of the entrance stating that no person under the age of eighteen is allowed on site; and
  - ii. A sign shall be posted stating that the use or consumption of cannabis or cannabis products on or near the premises is prohibited; and
  - iii. A sign shall be posted stating loitering on or near the premises is prohibited; and
  - iv. A sign shall be posted outside the facility in full public view that contains contact information of the City manager's office for both in case of an emergency situations and for public concern of operations.
  - v. Other requirements as prescribed in Chapter 16.64.
- e. Fencing, screening and landscaping:
- i. All fencing shall be eight feet tall, solid fence, masonry or board-on-board as approved by the planning manager or designee.
  - ii. Shrubs located next to pedestrian walkways and other vulnerable areas as determined by the planning manager or his or her designee shall not exceed three feet in height at maturity;

- iii. Trees shall be pruned up to six feet above ground;
  - iv. Trees and shrubs shall be pruned back from windows, doors and walkways;
  - v. Decorative stone, brick, and other masonry material shall be grouted to prevent removal by hand;
  - vi. Entrances to the site and parking lots shall be defined with landscaping or entry feature;
  - vii. Outdoor waste and recycle bins shall be contained within a locked structure to prevent unauthorized entry; and
  - viii. Other requirements as prescribed in **Chapter 16.508, Landscaping.**
- f. Noise:
- i. The use of generators is prohibited, except as short-term temporary emergency back-up systems; and
  - ii. Other requirements as prescribed in Section 16.72.030.
- g. Odor control: A sufficient odor-absorbing ventilation and exhaust system shall be installed to ensure that odor generated by the use is not detected outside the property, anywhere on adjacent properties or public rights-of-way, or within any other unit located within the same building as the cannabis use.
- h. Maintenance:
- i. Property shall be maintained free of debris, litter and trash; and
  - ii. Comply with Chapter 7.54, Property Maintenance.
  - i. Other performance standards: comply with all requirements prescribed in **Chapter 16.502, Performance Standards.**
- D. Retail sales of cannabis. Where this code conflicts MAUCRSA design and development standards, the more restrictive standards shall apply. All applicable district requirements are met, together with the following requirements:
1. Regulatory Permits. Retail sales of cannabis uses must obtain and maintain all required state
3. **Development and Operational Standards.** Retail sales of cannabis uses shall comply with development standards specified in the applicable zoning district. Such uses shall also comply with the following standards:
    - a. General:
      - i. No person under age eighteen (for medical retail sales of cannabis) or twenty-one (for recreational retail sales of cannabis) shall be allowed on the property.
      - ii. No transactions outside, or partially outside of an enclosed building are permitted. No transactions which are performed through walk-up or drive-through service are allowed.
      - iii. The property shall not include patio or café seating, unless used exclusively for employees in an area not accessible to the general public.
      - iv. No use, inhalation, smoking, eating, ingestion, or other consumption of cannabis in any form shall be allowed on the property, including the parking areas of the property.
      - v. No alcohol shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to customers, employees, guests, visitors, or volunteers.
      - vi. No retail sales of cannabis shall occur, in any form, to anyone between the hours of 8 p.m. and 9 a.m., except delivery.
      - vii. The property complies with all applicable California State Building Code provisions, the city's property maintenance ordinance and is maintained free of debris, litter and trash.
      - viii. All transactions, including but not limited to cash or in-kind contributions, reimbursement or compensation, shall be fully documented.
      - ix. The owner will have a written security plan including procedures for verifying identification and age of purchasers. The plan must include a description of licensed and uniformed security guards who must be present on site during hours of operation, including their number, location and hours, as well as a theft prevention plan including locked exterior doors and windows during the times the business is closed. The licensed and

uniformed security guard best practices shall comply with state law.

- x. The point of sale software used to track retail sales must be acceptable to the finance director.
  - xi. Retail sellers of cannabis may only use one name to identify themselves in the minor use permit, the local regulatory permit, the state license and any other state or local permit that may be required.
- b. Limitations on retail area in industrial zones. In the IL and IG zoning districts, no more than 50 percent of the floor area shall be devoted to retail sales.
- c. Lighting:
- i. Exterior perimeter lighting shall be in place prior to operation;
  - ii. Exterior lighting shall be code compliant LED fixtures or high efficiency luminaries, and shall have an illumination intensity of between one and four foot candles;
  - iii. Lights shall be directed and shielded so as not to illuminate adjoining properties;
  - iv. Lights shall include housing to protect against breakage;
  - v. Broken or burnt out lights shall be replaced within 48 hours;
  - vi. Transitional lighting shall be incorporated in exterior areas providing access to and from buildings or uses within a site; and
  - vii. Trees and shrubs shall not interfere with the distribution of lighting as required by this section.
- d. Signs:
- i. A sign shall be posted on the door or in view of the entrance stating that no person under the age of eighteen (for medical retail sales of cannabis) or twenty-one (for recreational Retail sales of cannabis) is allowed on site.
  - ii. A sign shall be posted stating that the use or consumption of cannabis or cannabis products on or near the premises is prohibited.

iii. A sign shall be posted stating loitering on or near the premises is prohibited.

iv. A sign shall be posted outside the facility in full public view containing city contact information for both emergency situations

**ATTACHMENT 3**  
**NEW ZONING CODE PROJECT - MARCH 29, 2021**  
**SUMMARY OF PUBLIC COMMENTS**

**UPDATED STAFF RESPONSES TO DRAFT ZONING CODE QUESTIONS AND COMMENTS March 25, 2021 (Highlight indicates new or updated information)**

No.	Page, Section No.	Comment	Staff Response
1.		Document Format: Comment: <ul style="list-style-type: none"> <li>• Right now, the PDF document only has bookmarks for the 7 sections. It will be much easier to navigate if there are bookmarks going down another level or two.</li> <li>• Defined terms, I'd suggest you capitalize them especially as some don't always have meanings that are the common language meaning.</li> <li>• I noted places where the order seems off in my comments or where procedures are shown in chapters other than chapter VI.</li> <li>• Do you have the ability to include in our approval resolution and that of the City Council that non-substantive, copy or editorial changes can be made?</li> </ul>	Comments noted. For ordinances, it is general practice for Planning documents to include a statement in the resolution that non-substantive and editorial changes can be made following adoption.
<b>PART I GENERAL PROVISIONS</b>			
2.	P. 1, 16.101.02	INTRODUCTORY PROVISIONS States any Government Agency is exempt. Is the City of Vallejo exempt from these provisions for its buildings and projects?	Yes.
3.	P. 2, 16.101.02. J.5	INTRODUCTORY PROVISIONS Local Emergency The temporary deviation from the zoning should have some connection to the local emergency. For example, we have a local emergency about police now, but that should not mean we would permit a building without a hearing.	This section is based on the existing Code and would typically have some connection to Zoning, such as the Administrative Permit process adopted by City Council for outdoor dining in response to the COVID-19 pandemic.
4.	P. 5 , 16.102.H	ZONING BOUNDARY INTERPRETATIONS	No; this regulation applies to public uses.

		District regulations for Schools, parks. Does this provision allow for uses, say residential, to be in those zones if the General Plan is open space?	
5.	P. 7, 16.103.03	RULES FOR INTERPREATION Are these interpretations then kept as a record to be consistent in the future?	Yes; the Planning Division typically maintains a file for policy decisions such as a rule for interpretation.
6.	P. 14, 16.105	NON-CONFORMING USES Sonoma Blvd Specific plan had language that allowed a site to move toward more conforming. Especially in reuse of older buildings, we don't want to forestall upgrades if they can't get totally to conforming.	Nonconforming uses cannot expand. A Nonconforming structure may be improved if improvement does create a greater nonconformity.
7.	P. 14, 16.105	NON-CONFORMING USES Developer driven understanding	Comment noted.
8.	P. 18, 16.105.08	NON-CONFORMING RESIDENTIAL UNITS RESULTING FROM REDUCTIONS IN DENSITY If higher density use or residential units pre-date the establishment of the zoning code in Vallejo, are they lawful uses?	They are legal non-conforming uses.
9.	P. 20, 16.105.13	BURDEN OF PROOF Should this include commercial use as well as industrial and light industrial?	Yes, the text is amended to state "nonresidential uses".
<b>PART II DISTRICTS AND DEVELOPMENT TYPES</b>			
10.	P. 30, Table 201-B	RESIDENTIAL STANDARDS - RMD AND RHD DISTRICTS What is the basis for a reduction to 60% of ground floor at 3rd floor? For example, you did not require that on the Eden building?	The intent is to reduce the building's massing. The regulation would only apply to projects submitted after the New Code is effective.
11.	P. 30, 16.201.04	DEVELOPMENT STANDARDS - RMD and RHD Impacting potential developers and house flippers.	The standards are intended to provide more clear direction for the community, owners, developers and investors.
12.	P. 41, 50, 16.202, 16.203	DEVELOPMENT STANDARDS Minimum Building Height NMX, DMX, RC, CC Did you mean to have 40 foot minimum apply across all uses or just residential? Does this mean that we would not allow new one-story commercial in these areas? If you look at the typologies from the January 2019	Based on PC discussion, this requirement will be removed and addressed during Phase II.

		<p>analysis that went to the City Council for the resolution of intent to modify the General Plan densities, I'm not clear that they are 40-foot-high buildings. Please note the Eden Housing Sacramento Street project seems to be 45 foot, so would just barely meet this criterion. The commercial corridors now have mostly one and a few two-story buildings. This minimum height could have unintended consequences. One work around would be to allow for a lower height building subject to criteria, such as fit to neighborhood, addition of needed building types, or provisions for higher than required quality.</p>	
<p>13.</p>	<p>Table 16.202-A</p>	<p><b>DEVELOPMENT STANDARDS</b>          Minimum heights – what's the rationale? Is this consistent with the development prototypes in the 2019 analysis of density? Those seemed to be less than 40'.          Perhaps there is language that allow shorter, for example 3 story row upgrade? Perhaps a way to get more quality or design by allowing shorter?          How do these new standards impact expansions or renovations to existing one story buildings in these corridors? Is minimum height only for residential uses?          Very few buildings in Vallejo are above 40 feet now. RC and CC should allow for lower heights.          upgrade? Perhaps a way to get more quality or design by allowing shorter?          How do these new standards impact expansions or renovations to existing one story buildings in these corridors? Is minimum height only for residential uses?          Very few buildings in Vallejo are above 40</p>	<p>See response to No. 12 above.</p>

		feet now. RC and CC should allow for lower heights.	
14.	P. 43, 16.203.03-A. A	ADDITIONAL REGULATIONS Is this much ground floor commercial warranted with so much vacant commercial in Vallejo? Medical uses should be allowed, move toward medical in commercial centers (eg. Carbon Health) Also offices with customer traffic.	Yes; the goal is to create active spaces at the pedestrian level. Medical clinics and offices would be considered.
15.	P. 53, 16.203 - E	ADDITIONAL REGULATIONS Street Preservation. Existing public right-of-way shall be preserved. Public right-of-way shall not be eliminated or abandoned, unless substantial public benefits are provided, such as a new park, a community garden or a trail on pedestrian passages.  Comment: Should be re-worded in pedestrian-friendly terms and encourage the substantial public benefits. Right now, the wording encourages the automobile right-of-way. Vallejo needs to move away from this and improve its walkability score.	This reference is intended to address streets that accommodate automobiles. Requirements for pedestrian enhancements are provided in Section 16.203-C.
14.	P. 53, 16.203.03.d	ADDITIONAL REGULATIONS Additional Residential density is not well defined and is not an objective measure. Perhaps this waits until housing element? Was this from the Housing Strategy?	This regulation is objective; it allows a 25 percent increase in density if any item listed is provided.
16.	P. 53,P. 16.203.03.d.1	ADDITIONAL REGULATIONS I don't understand this calculation? Seems to be population of the units to drive the size (in enrollment?) of the child/senior care? Is it intended to be for residents only?	This calculation means the number of children or seniors the facility accommodates must equal 20 percent of the units. (20 units requires a center for 4 clients)
17.	P. 53, 16.203.03.d.3	ADDITIONAL RESIDENTIAL DENSITY In-lieu fee and density bonus need a more comprehensive look.	Will evaluate further in Phase II.
18.	P. 53, 16.203.03.d4	ADDITIONAL REGULATIONS On-site public art needs some specifications? How much? How big? I'm not sure Arts	Will evaluate further in Phase II.

		Commission can evaluate if X amount of art warrants 25% more density?	
19.	P. 53, 16.204	OFFICE AND MEDICAL DISTRICTS Are we allowing bioscience labs/ r&d in the office areas? See jobs discussion above.	Yes, these uses are permitted in the O district. These uses are also permitted in the Industrial Districts.
20.	P. 58, 16.203-L	ADDITIONAL REGULATIONS Public Access for Shoreline Development. ...shall provide public access to and long along the shoreline...	Comment noted; correction has been made.
21.	P. 71, 16.204	SPECIFIC PLANS For the Downtown Plan, the use table says massage is not allowed on the Georgia corridor. Does that come from the Downtown Plan? If there is interest in encouraging nightlife in the downtown, we may want to consider something different than the 1,000 foot rule for separating uses. Clustering of late-night venues would work better than separating. Perhaps there is a limit to the number of such uses in the area? Do the downtown constituents want more nighttime uses? Do they want adult uses?	Land uses in the DMX zoning district are generally based on the Land use Table in the Downtown Vallejo Specific Plan. The 1,000 ft. distance for massage businesses was discussed during Module 3. Limiting the number of uses will require additional staff time and monitoring. Although the CCRC has not commented formally on the New Zoning Code, experience working with the group has shown a desire for more nightlife in the downtown. The preference for adult uses is unknown.
21.	P. 62, 16.205	INDUSTRIAL DISTRICTS Industrial seems thin ... are we restricting where distribution can locate? What does "distribution supporting industry in the city" mean. Are 'last mile' warehouse allowed? What about bioscience? See jobs discussion above	Yes; these uses are only allowed in the IL and IG industrial districts. Warehouses are allowed in the IL and IG industrial districts.
22.	P. 69, 16.208	PLANNED DEVELOPMENT DISTRICT Developer driven understanding	Comment noted.
23.	P. 69, 16.208.G	PLANNED DEVELOPMENT DISTRICT Will this include Fairview? Was it a PD?	Yes; part of the Fairview project was approved as a PD; #3 in the list below states processed as PD which applies to areas such as Fairview.

24.	P. 71, 16.209	<p>SPECIFIC PLAN AREAS</p> <p>Now you are repealing Northgate and White Slough Specific Plans. For Northgate, I scanned it over and it had design standards specific for that area. Are the new standards reduction or increase? Have all the public streets in the development standards been built? You are allowing a wider range of uses, and I assume removing the limit on the amount of drive-thrus. While allowing housing is good, it is also appropriate to consider how much of the site can be housing. The plan already developed at a lower density than expected. Also, if there are development agreements for this area tied to this plan, please be sure that all obligations under those have been performed. I know that there was a special fee for Northgate that may also be tied to this plan. A similar review of White Slough.</p>	<p>After further review of the Specific Plans, Staff determined that the <u>Northgate</u> area is generally built-out, with the exception of the parcels owned by Solano Community College, and per the General Plan, the entire ordinance will be repealed. Although the standards in the Plan are specific to that area, compatibility with existing buildings will be required for any new development. The market should determine if additional housing can be adequately accommodated in the area. The intent is to encourage mixed-use development that includes both commercial and residential use. The Landscape Maintenance District for the area has been established and will not be affected by the repeal of the Specific Plan.</p> <p>Regarding <u>White Slough Specific Area Plan</u>, Staff determined that an amendment to Appendix A to repeal the land use table is needed to align with the General Plan and allow the Central Corridor Commercial (CC) zoning district to regulate land uses throughout the entire Sonoma Boulevard Corridor.</p> <p>For <u>Hiddenbrooke</u>, the General Plan calls for that Specific Plan to remain in effect.</p> <p>The <u>Downtown Vallejo Specific Plan</u> Land Use Tables and most development standards will be repealed to allow the Downtown Mixed Use (DMX) zoning district to regulate development in the area.</p>
25.	P. 72, 16.211	<p>HILLSIDE DEVELOPMENT STANDARDS</p> <p>Do the height limits and other restrictions of the LDR district apply as well as the hillside standards? Does this allow more height than the base district? Can you show us how much of the City is subject to this standard?</p>	<p>Yes, projects are also subject to the requirements in their base district. When buildings are constructed on a slope, they appear taller than when constructed on level ground. Staff has produced a map illustrating the topography of the City, which is available on the City's website.</p>
26.	P. 72, 16.211	<p>HILLSIDE DEVELOPMENT STANDARDS</p> <p>Tied to the view district concerns shared publicly</p>	<p>Staff has reinstated the Residential View District in the New Zoning Code. The Hillside Standards apply citywide and the View District currently only applies to Vallejo Heights.</p>
27.	P. 74, 16.212.04- B	<p>AFFORDABLE HOUSING INCENTIVES</p> <p>Density Bonus for Land Donation, Childcare Facility, or Condominium Conversion. A housing development that contains a childcare facility as defined in California Government Code Section 65915 (h) may be eligible for an additional density bonus, concession, or incentive pursuant to the</p>	<p>Comment noted.</p>

		<p>requirement set forth in California Government Code Section 65926 (h).</p> <p>Comment: Highlight and encourage this. Very important for parents, especially low-income. Also see 16.212.05 Calculation of Density Bonus, A.</p> <p>....An applicant may propose and the Planning Commission, at its own discretion, may grant an additional density bonus as an incentive to a project eligible for such a benefit...</p>	
28.	P. 75, 16.212.06.F	<p>STATE MANDATED CONCESSIONS AND INCENTIVES</p> <p>Part of your implementing documents for this should include specifications of rigor of a pro-forma and how the PC can make these findings.</p>	Comment noted. Will check with State requirements.
29.	P. 76, 16.212.06.F	<p>STATE MANDATED CONCESSIONS AND INCENTIVES</p> <p>Is that fine the difference between the rents they collected and what the subsidized rents should have been? It should have some penalty above that amount. Perhaps this language should be that the agreement will provide for a fine equal to the overcharging AND extend the obligation for creation of subsidized units for the whole project on a day for day basis based on non-compliance. As it reads now it seems like the city council would set a fine for all categories of noncompliance.</p>	Housing Department is researching this comment.
30.	P.77, 16.212.09	<p>STATE MANDATED CONCESSIONS AND INCENTIVES</p> <p>Would we allow density bonus for ownership affordable housing or just rental? Ownership would be higher income levels.</p>	Phase II will explore additional incentives to encourage ownership housing.

31.	P. 79, 16.212.12	<p>FINDINGS FOR APPROVAL OF STATE-MANDATED DENSITY BONUS, CONCESSIONS, AND INCENTIVES</p> <p>A. The housing development is eligible for a density bonus and any concessions, incentives, waivers, or parking reductions requested.</p> <p>Comment: Highlight the Mills Act Economic Incentives for qualified historic properties.</p>	Mills Act refers to historic properties which are unlikely to be developed as an affordable housing project.
32.	P. 81, 16.212.14	<p>STREAMLINED INFILL PROJECTS</p> <p>Do we need to write into our code state mandated programs? Why are we mandating Low Income housing tax credits for the financing? Or are you saying that LIHTC triggers prevailing wage (which it does). My memory is Solano may not need prevailing wage under SB35 b/c smaller county. We should not go above the State law on prevailing wage.</p>	Similar to the State law regarding ADUs, affordable housing incentives are state mandated. The goal is to provide a comprehensive set of regulations for development in the Zoning Code. This chapter is intended to be consistent with State law.
33.	P. 82, 16.213	<p>TRANSIT ORIENTED DEVELOPMENT</p> <p>TOD increase in density – does that also increase heights?</p>	No; it does not allow for an increase in height limit.
34.	P. 82, 16.213.01	<p>TRANSIT ORIENTED DEVELOPMENT</p> <p>Should Mare Island Ferry Terminal be included? Also transit center planned for Solano 360 project?</p>	No; the Mare Island Specific Plan regulates land use on Mare Island, including density. Although a transit center is planned for Solano360, it is not yet constructed. The provision states, "including but not limited to the following".
35.	P. 82, 16.213.02.C.1.c	<p>DEVELOPMENT STANDARDS</p> <p>Why only limited service restaurant? Why not any restaurant? Why 5,000 square feet?</p>	The intent is to encourage cafes, coffee shops, smaller-scaled restaurants in a pedestrian oriented area. Size requirements have been removed to allow flexibility.
36.	P. 82, 16.213.03	<p>DEVELOPMENT STANDARDS</p> <p>Having no minimum parking should not mean that developer cannot build the parking needed to meet his market.</p>	Comment noted; a developer can construct parking to meet his market.
37.	P. 82, 16.213.01	<p>TRANSIT-ORIENTED DEVELOPMENT</p> <p>G. encourage uses that allow round-the-clock activity around transit stations</p>	Comment noted; additional language has been included.

		Comment: Use examples such as gyms, galleries, live music, and restaurants.	
<b>PART III USE STANDARDS</b>			
38.	P. 87, Table 16.301-B	<p>LAND USE REGULATIONS</p> <p>If "x" is prohibited, what does "-" mean? Should all the "-" s be x's? Table could be clearer with foot notes on the page they apply to. That said this is a huge improvement from current.</p> <p>Some of the footnotes are a little hard to understand. 15 is that only relevant to the White Slough part of CC and none of the rest of CC? or only the 1A part of the CC part of White Slough. And does White Slough plan exist any more?</p>	<p>The "-" also means prohibited; and to make the table clearer, "xs" will be removed and replaced with "-s". Because the footnotes vary, it was decided to place them on the last page.</p> <p>Regarding White Slough, Note 15 states the use is only allowed in the White Slough, Zone 1A area, not other parts of the CC district. Per State law, the White Slough Area Plan will remain in effect; however, staff is proposing to amend the Plan to refer to the Zoning Code for land use and development regulations.</p>
39.	P. 87, Table 16.301-B	<p>COMMERCIAL. Adult Business</p> <p>Adult Nightclubs and Adult Bookstores are allowed in the Downtown Mixed-Use area with a major use permit. This is also near the Vallejo Transit Station at Santa Clara and York streets. Is this meant to be part of the round-the-clock activity near transit stations? This transit station is the only one near an area that allows these activities.</p>	No; there is no direct correlation between this use and the transit station.
40.	P. 98, 16.302	<p>ACCESSORY USES</p> <p>Impacting potential developers and home improvement/ house flippers.</p>	The chapter provides requirements for accessory uses and should not negatively impact developers and investors.
41.	P. 99, 16.303	<p>ADU's</p> <p>Ongoing acceptance and implementation of ADU's at a local level from updated state laws</p>	The New Zoning Code maintains State requirements and includes additional regulations based on prior ordinance adopted by City Council
42.	P. 101, 16.304.g	<p>ADULT USE REGULATIONS</p> <p>See my email on adult use. Most of this seems to just be the existing code. Was this compared to other cities? Background check from applicant. That is with application? Can we do for the Massage and other required background checks too?</p>	<p>Yes; the regulations are based on the existing Code. The regulations are similar to other nearby cities.</p> <p>Requesting background checks for massage establishments is required in order for a practitioner to receive a license and the license is part of the application requirement.</p>

43.	P. 103, 16.304.04.M	ADULT USE REGULATIONS We should include the findings like in alcohol about neighborhood impacts.	There are no additional findings for alcohol establishments; however, there are standards for deemed approved uses.
44.	P. 109, 16.304.05./06	ADULT USE REGULATIONS Appeal/revocation – are these different for these uses? Is this the same as in Section VI?	No; the basis for revoking a Use Permit for adult uses are different for other use types.
45.	P. 109, 16.305	ALCOHOLIC BEVERAGE SALES Identifying how this may benefit the public, while addressing any concerns to the business owners	Comment noted
46.	P.120, 16.311	BED AND BREAKFAST LODGING Potentially tied to Air BNB concerns	Air BNB will be addressed during Phase II
47.	P. 109, 16.305.06	DEEMED APPROVED E. Performance Standards for Deemed Approved Alcoholic Beverage Sales Uses. 3. It does not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passerby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.  Comment: How will this be enforced? What is a reasonable timeframe to receive support from peace officers when these circumstances arise?	This is enforced through coordinated efforts between Code Enforcement, Planning and the City Attorney's office. Planning Staff cannot determine a reasonable timeframe to receive support.

48.	P. 109, 16.305.06	<p>DEEMED APPROVED ALCOHOLIC BEVERAGE SALES ESTABLISHMENTS</p> <p>Deemed approved. Can you explain what this means and the import of it?</p>	<p>This policy allows businesses that are already legally operating at the time a new ordinance regulating the use is adopted. In this case, a Major Use Permit was not required when the business was originally established and a new ordinance requires a Major Use Permit for the same type of business. It is important to include regulations in the Zoning Code for these establishments to ensure their operations do not negatively impact the surrounding areas.</p>
49.	P. 111, 16.307, 308	<p>AUTOMOBILE SERVICE ESTABLISHMENTS</p> <p>With so many automobile service stations, help those business understand these changes which hopefully minimizes any servicing and financial impacts to how they currently operate.</p>	<p>Regulations will not affect existing establishments unless they propose substantial renovations.</p>
50.	P. 121, 16.312.02	<p>CANNABIS PROCESSING, CULTIVATION, DISTRIBUTION, TESTING AND RETAIL REQUIREMENTS</p> <p>Should also include the similar requirements as alcohol sales described on p. 105, 16.305.02 B5 and B7.</p> <p>5. The site shall be maintained free of litter and graffiti at all times. The owner or operator is responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks with 20 feet of the premises. One permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment.</p> <p>7. Employees of the establishment shall walk a 100-foot radius from the facility at some point prior to 30 minutes after closing and shall pick up and dispose of any <del>discarded beverage containers and other</del> trash left by patrons.</p>	<p>Based on discussion with the PC, these requirements will be added.</p>
51.	P. 128, 16.317.02	<p>EMERGENCY SHELTERS REQUIREMENTS</p> <p>C. The length of stay of an individual client shall not exceed 6 months within a 12-month period.</p>	<p>The length of stay is based on the California Health and Safety Code 50801 definition for emergency shelters. This definition as approved by City Council as part of the Emergency Shelters Ordinance adopted in 2015. The location of occupants after leaving the shelter is beyond the scope of the Zoning Code.</p>

		<p><i>Comment:</i> Where do they go afterward? Length of stay should be determined by condition, not length of time. This is especially important for battered parents and children.</p>	
52.	P. 129, 16.318.02	<p>PURPOSE AND APPLICABILITY Also include verbiage describing the walkability of Farmer’s Markets, similar to what we have seen downtown on Saturday mornings. REQUIREMENTS D. Management Plan. 6. <del>Traffic plan</del> Pedestrian plan approved by the traffic engineer, and review by the Police Department for implementation.</p>	<p>Comment noted; the underlined text will be added to 5. Instead of 6. as suggested.: Parking <u>and pedestrian access</u> plan.</p>
53.	P. 129, 16.319.02	<p>GROUP RESIDENTIAL REQUIREMENTS D. Common Facilities. ...exclusive use of the residents including...Library...  Encourage partnering with Solano County Libraries to keep collections fresh and relevant.</p>	<p>The list provides a range of uses one facility may include. Encouraging businesses to partner with Solano County Library is beyond the scope of the Zoning Code.</p>
54.	P. 134, 16.321	<p>HOME-BASED BUSINESS How this could benefit current pandemic working situations and tied to 16.324 Live/Work Units</p>	<p>Additional regulations included to address pandemic such as allowing employees with a use permit and increasing the number of clients on the premises at one time from 4 to 6.</p>
55.	P.134, 16.321.05	<p>HOME-BASED BUSINESS EXCLUSIONS E. On-site vehicle-related uses such as, but not limited to, storing of either operational or non-operational vehicles, cleaning, dismantling, embellishing, installing, manufacturing, repairing or servicing, selling, leasing or renting, and towing, driving schools, dispatching of vehicles, boat towing, scrap yards, parts sales or any storage of autos... <i>Comment:</i> Who regulates these activities?</p>	<p>The Planning Division responds to complaints regarding home-based businesses, as time allows. These are generally reported by neighboring residents.</p>

56.	P. 135, 16.322	LARGE FORMAT RETAIL Why is this carrying forward? Do other cities require this? Could it impair the reuse of the empty big box stores we have now? Industry has moved away from big boxes.	This is a major policy decision and Staff has not received direction to remove this chapter. The regulations would not impair reuse of an empty building if the use is not a large format retail store (use versus building)
57.	P. 139, 16.324	LIVE/WORK UNITS The differences and/or similarities to 16.321 Home-Based Business.	Live/Work is a commercial business that has a residential element. The business is not considered a Home-based business, but a commercial, industrial, retail, etc. business and may operate as a commercial establishment.
58.	P. 139, 16.324	LIVE/WORK UNITS This needs significant discussion. My recommendation would be to leave industrial areas as not having housing. We can have allow housing as an accessory use in industrial/commercial buildings. New construction live/work would require significant work on the code and we would not want to create substandard housing.	The Zoning Code must be consistent with the General Plan and areas zoned as Limited Industrial are generally designated Business/Limited Residential in the General Plan, which allows residential use. Live/work would allow residential as an accessory to the work activity. Live/work does not mean the housing would be substandard, as a building permit would be required to ensure compliance with the Building Code.
59.	P. 142, 16.326.04	MASSAGE ESTABLISHMENTS FACILITY LOCATION AND OPERATING REQUIREMENTS C. Transparency required. Every massage establishment shall have windows facing the public right-of-way that are transparent to allow a clear view into the establishment and shall not be obscured with blinds, shades, drapes, or blocked by furniture. Comment: What about current establishments? Who will enforce?	The regulations apply to new businesses established after the effective date of the Zoning Code. Planning Division staff investigate complaints received from various sources and if needed will contact violators or mail letters regarding the complaint.
60.	P. 148, 16.330.02	OUTDOOR DINING AND SEATING REQUIREMENTS B. Other permits. Outdoor dining located on public sidewalks or within a parklet on a City street requires approval of an Encroachment Permit...  The Encroachment Permit does not require a fee, is that correct? What is a reasonable timeframe to have the permit approved? We need to encourage outdoor dining in	All fees for outdoor dining areas have been waived during the pandemic. Following the pandemic, an Encroachment Permit and fee will be required from the Public Works Department.

		general, not just as a pandemic coping mechanism.	
61.	P. 148, 16.330.02	<p>OUTDOOR DINING AND SEATING REQUIREMENTS</p> <p>C. Development Standards.</p> <p>4. c. Awnings. Retractable awnings and umbrellas <del>may</del> shall be used in an outdoor dining area, at a minimum clearance of 8 feet on public sidewalks, and there shall be no permanent roof or shelter.</p>	The Zoning Code cannot require the use of retractable awnings and umbrellas, but if used, the 8-foot clearance would be required.
62.	P. 152, 16.332	<p>RECYCLING FACILITIES</p> <p>These are very similar to El Cerrito, which has an excellent recycling facility. Bravo!</p>	Comment noted.
63.	P. 160, 16.337	<p>SOLAR AND WIND ENERGY</p> <p>With the new Biden Administration's goal of green and sustainable energy and climate change, I anticipate this may put more focus on our local additional regulations.</p>	Staff will address any new federal and/or state requirements as needed.
64.	P. 173, 16.340.04	<p>WIRELESS TELECOMMUNICATIONS</p> <p>Location of Wireless Telecommunication Facilities</p> <p>2. Historic Buildings, Landmarks, and Districts.</p> <p>Wireless telecommunication facilities are very strongly discouraged from locating within a site containing a historic building or landmark, or within a historic district...</p> <p>This makes sense for a residential property. However, building 115 on Mare Island was the Mare Island Naval Radio Station and the electrical school. Its location was strategic for sending and receiving telecommunications. This is within the Mare Island Naval Shipyard Historic District. Of course, the Secretary of Interior's Standards for Rehabilitation must</p>	The regulation states "very strongly discourages", which implies that under some circumstances, historic buildings could accommodate a wireless telecommunication facility. Also, treatment of properties on Mare Island is subject to the Mare Island Specific Plan.

		be followed when reusing a historical building and it is appropriate to emphasize this here.	
65.	P. 159, 16.335	SRO – are we wanting to encourage housing without in unit bathrooms? Its one thing to allow existing, but new?	SRO is an affordable housing alternative.
66.	P. 168, 16.339	TOBACCO PRODUCT SALES Tobacco, similar question on deemed approved, what is the basis?	See above response.
<b>PART V DEVELOPMENT STANDARDS</b>			
67.	P. 185, 16.501.02	ACCESSORY BUILDING AND STRUCTURE Impacting potential developers and home improvement/ house flippers	These regulations clearly define accessory structures and where they are allowed, and should not negatively impact developers or investors.
68.	P. 198, 16.502.10	NOISE Have you considered Six Flags operations specifically in the standards? We don't want to impair their success and expansion.	Six Flags has specific noise level requirements in their Use conditions of approval that include noise mitigations. Noise standards for this use did not change.
69.	P. 204, 16.504.03	LANDSCAPING, LANDSCAPE STANDARDS A. Landscape Principles 2. Landscaping shall be designed to provide a safe and attractive pedestrian environment in high activity areas in the Downtown, along neighborhood and community Corridors and in the waterfront areas. 3. Artwork and other streetscape elements shall be incorporated into the landscape design to improve the appearance and appeal of the community.  Comment: Yes, these are both essential for a pedestrian-friendly experience. Regarding "artwork and other streetscape elements" include performance art and musical performance space for small ensembles (1-5 people).	The requirements address physical improvements to a property.
70.	P. 210, 16.504.08	MAINTENANCE REQUIREMENTS	Due to limited staffing resources, active enforcement of landscaping requirements has not been undertaken. However, landscaping and general site conditions are assessed

		<p>A. Maintenance Required. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan.</p> <p>Comment: How is this enforced?</p>	when a building permit for tenant or site improvements is requested by a property owner.
71.	P. 206, 16.504	<p>LANDSCAPING</p> <p>Landscaping is 20% of site appropriate for industrial? Also in older commercial areas, can 20% be achieved? Can we give the Director the ability to accept a lower standard if it is appropriate, say an older odd lot, or all perimeter landscaped, but interior not?</p>	The standards are based on best practices. Section 16.504.01 - 5 indicates the Review Authority may allow modifications to the standards.
72.	P. 223, 16.505.02	<p>FENCES, WALLS, AND SCREENING, GENERAL REGULATIONS</p> <p>A. Maintenance. ...Graffiti shall be removed within 48 hours.</p> <p>Who enforces this? Who removes this? Or does the city send a bill? What happens when a particular property has been targeted?</p>	Same as above. The City also has an anti-graffiti program administered by the Public Works Maintenance Department has volunteers that assist in removing graffiti.
73.	P. 243, Table 16.508-B	<p>OFF-STREET PARKING AND LOADING STANDARDS</p> <p>TBD is an awkward term as it sounds like is coming. Perhaps put see Section 16.508.03.</p>	Comment noted; will consider recommendation
74.	P. 243, Table 16.508	<p>OFF-STREET PARKING AND LOADING STANDARDS</p> <p>How this may impacts certain residential or businesses.</p>	This will reduce the number of on-street parking spaces available in certain areas but is intended to encourage use of transit, walking, bicycling, carpooling, etc.
75.	P. 247, 16.508.07	<p>OFF-STREET PARKING AND LOADING STANDARDS FOR OFF-STREET PARKING AREAS</p> <p>D. Surface Parking Lots.</p>	Hospitals, large-scale entertainment centers, and major industrial and office businesses may generate a demand for more than 75 spaces.

		<p>1. Large Parking Lots. If on-site parking for more than 75 spaces is needed, such parking facilities shall be designed to have landscaping or design features...or shall be otherwise covered by a structure that serves a non-parking function, such as solar panels, recreational facilities, roof deck, or green roof.</p> <p>Comment: Wondering why Vallejo would need any more parking lots larger than 75 spaces! Recommend that all decision makers review <u>Happy City</u>, Charles Montgomery, Chapter 12, "Retrofitting Sprawl." Actually, read the whole book!</p>	
76.	P. 251, 16.508.11	<p>RECREATIONAL VEHICLE PARKING</p> <p>A. Recreational Vehicle Parking in Residential Zoning Districts.</p> <p>1. No recreational vehicle, boat or trailer that exceeds 2.5 tons in dry weight, 36 feet in length or 14 feet in height, not including rooftop equipment, shall be parked, stored or loaded in a Residential Zoning Districts.</p> <p>Comment: Who enforces this? Will a citation be issued? And by whom?</p>	Due to staffing shortages, this is complaint-based enforcement by the Building Division Code Enforcement Officer.
77.	P. 258, 16.509	<p>SIGNS, PURPOSE AND APPLICABILITY</p> <p>How current and new businesses would need to adapt to these sign changes.</p>	These regulations would apply to new signs.
78.	P. 258, 16.509.01	<p>SIGNS, PURPOSE AND APPLICABILITY</p> <p>...The regulations are intended to implement General Plan policies to preserve and enhance the community's aesthetic quality by protecting it from excessive and inappropriate signage that creates visual clutter and has an adverse impact on overall</p>	Billboards are privately owned signs and the Zoning Code prohibits construction of any new billboards in the City, unless at least four other billboards are removed. Signs can be removed, but if existing signs were established legally, the Code cannot mandate their removal.

		<p>visual appearance of a City affecting economic value.</p> <p>.07 PROHIBITED SIGNS  D. Freeway Oriented Signs. Signs primarily oriented toward freeways and highways are prohibited unless approved through a Sign Program. Signs shall be oriented toward local streets and businesses entrances.</p> <p>Comment: Billboards are located at Tennessee and Eldorado, on Tennessee and Sonoma behind Nation’s Burger, on Sonoma and Tennessee by Marathon Gas (2-sided billboard), Sonoma and Capital near Casa De Vallejo, Sonoma and Georgia south-east corner (very large), Sonoma and Jeffrey Alley. This does create visual clutter and has an adverse impact (translated...ugly...and why so many in such a small space?). Once the code is adopted, is there anything prohibiting their removal?</p>	
79.	P. 258, 16.509	<p>SIGNS  We didn’t discuss this at all. Can you give us some context? Also if a project is coming for DRB or PC then the sign that is part of it should be with that approval, not a later approval. Its part of the whole project.</p> <p>40 feet may be too low at I80 with the grades, is there a way to allow for a higher height if an applicant makes a case that they need it for commercial reasons?</p>	<p>Because a sign permit is a ministerial action, the actual design may be presented conceptually with a development project; however, the Planning Commission does not approve ministerial permits.</p> <p>The Zoning Code allows an Exception permit, including for sign height, if the request meets the required findings.</p>
<b>PART VI PROCEDURES AND PERMITS</b>			
80.	P.280, 16.602	<p>COMMON PROCEDURES  C. Application Fees.  1. Schedule of Fees. The City Council shall approve by resolution a Master Fee Schedule...</p>	<p>The 2020-2021 Fee Schedule has been completed. The link is active:  <a href="https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=80108">https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=80108</a></p>

		Comment: When will the Fee Schedule be completed? As of today, the link for that is dead.	
81.	P. 281, 16.602.03	PRELIMINARY REVIEW Is there a written preliminary review letter?	Yes; the applicant receives a letter that includes staff's analysis and recommendations for the project.
82.	P. 287, 16.602	EXPIRATION AND EXTENSION C. Extensions. Comment: 1. First Time Extension. <del>The</del> The... (Un-bold the T.)	Comment noted; text has been corrected.
83.	P. 283, 16.602.05.E	ENVIRONMENTAL REVIEW Is this a standard requirement that prior to full EIR there be an agreement to change project? Should this letter also include proposed mitigation requirements? This seems to suggest that determining impact before the analysis and that City is not open to projects requiring overriding conditions.	Yes, the purpose of the Initial Study is to conduct the analysis and assess impacts. Based on the outcome, changes may be made to the project to reduce or remove impacts. Such decisions are typically discussed with the applicant. The Draft Initial Study is circulated for public review incorporates any such changes. Overriding conditions can also be considered and adopted by City Council.
84.	P. 284, 16.602.05.J	ENVIRONMENTAL REVIEW How would anyone other than the applicant know that the determination has been made and can be appealed?	Only discretionary applications are subject to CEQA. Appeal language is provided in the public notice. Any person may contact the Planning Division request the status of an application.
85.	P. 284, 16.602.07	NOTICIING Staff needs to more generally notice any proposed projects. I would suggest that the City include on its website a posting of all planning notices. This would allow the community, property owners, and prospective developers to see what is working through the process.	Comment noted.
86.	P. 284, 16.602.07	NOTICIING Noticing should also include neighborhood ,groups and HOAs.	Comment noted; text has been changed to add Neighborhood Organizations within 1,000 feet from the property.
87.	P. 284, 16.602.07	NOTICING B. I understand that staff did not intend change the current regulation that requires	Comment noted; text has been changed to add Planning Commission to the notification list for Director decisions.

		the Planning Commission to be noticed when any project is noticed, even if it is a staff level decision. That is an important noticing that allows the Planning Commissioners to be aware of projects coming through.	
88.	P. 284, 16.602.07-A	NOTICING This indicates all of all of these get a mailed notice. Groups e,f,g, and neighborhood groups should be an emailed notice.	In addition to the mailed notices, Staff may also send emailed notices, but they will not be required.
89.	P. 284, 16.602.07	NOTICING Existing code required notice for some items at the time that the application was deemed complete. Why was that changed? How did you determine 14 days for notice period?	That process is currently not being implemented. State law requires 10-days; however, Staff has provided a 14-day notice by practice that includes weekends.
90.	P. 285, 16.602.08-E	PUBLIC HEARINGS Time limits – is this ok? Does it over ride PC rules of procedure? How can officer require only a spokesperson?	Yes; this does not conflict with PC Rules and Procedures. A presiding officer may ask for one spokesperson at their discretion.
91.	P. 286, 16.602.10.-B  P. 286, 16.60210-C	SCOPE OF APPROVAL Can conditions of approval be verbal? Seems like they should be written.  This seems very general.	This is referring to what may be verbally indicated during a public hearing. Typically, the motion will include any additional conditions and/or staff will clarify at the hearing.  The project must be constructed as approved or the approval because null and void and a Certificate of Occupancy may not be granted.
92.	P. 16.602.14 B	APPEALS Is there a definition of “adversely affected” to have standing to appeal? Can appeal be because of disagreeing with interpretation of code? Does the City Staff have the right to appeal a Planning Commission decision?	Harmfully or negatively affected. We have replaced "adversely affected" to "aggrieved". All timely appeals submitted with the appropriate fee will be processed.
93.	P.289, 16.602.14	APPEALS Is this deliberate to be a majority of the body rather than of the quorum at the meeting? It is a higher standard than other commission actions?	Yes; the majority is based on the number of commissioners at a meeting.
94.	P. 290, 16.604.01	DESIGN REVIEW, PURPOSE AND APPLICABILITY D. Ensure that future development should:	Comment noted.

		<p>4. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.</p> <p>Comment: This cannot be emphasized enough. No pseudo-Victorian structures, please.</p>	
95.	P. 291, 16.604.01.J	<p>DESIGN REVIEW PURPOSE AND APPLICABILITY</p> <p>Is this new non-residential construction of 5,000 feet or development of 5000 square feet?</p> <p>How did you determine 5,000 square feet?</p> <p>Would it also include substantial renovation?</p> <p>Review the definition of 'development' and it doesn't fit for this use and it would seem to be a measure of land.</p>	<p>Non-residential development.</p> <p>Projects of this size are generally substantial.</p> <p>The first part of the definition is applicable to this chapter.</p>
96.	P. 292, 16.604.03.B.4	<p>DESIGN REVIEW FINDINGS REQUIRED</p> <p>These do not seem like objective standards; do they only apply in non-housing?</p>	<p>These standards are not intended to be objective. Objective standards are provided in Part II. They apply to all project types that require Design Review.</p>
97.	P. 295, 16.605.03	<p>DESIGN REVIEW FINDINGS REQUIRED</p> <p>Again some of these are subjective.</p>	<p>The findings are made after the objective standards in Part II are applied.</p>
98.	P. 299, 16.608	<p>EXCEPTIONS</p> <p>This exceptions section would be where criteria for buildings less than 40 feet could be added.</p>	<p>The 40-foot minimum requirement will be removed and discussed during Phase II.</p>
99.	P. 302, 16.609	<p>SPECIFIC PLANS AND AMENDMENTS</p> <p>Impact on certain aspects and features of particular SP's.</p>	<p>The amendment process is the same as provided in the current Code.</p>
100.	P. 303, 16.610	<p>PLANNED DEVELOPMENT PERMITS</p> <p>Impact on certain aspects and features of particular PD's</p>	<p>PDs are adopted by ordinance and remain effective unless repealed or replaced.</p>
101.	P. 303, 16.610.07.B	<p>PLANNED DEVELOPMENT PERMITS</p> <p>Should a PD amendment go to the PC before City Council?</p>	<p>Yes, a PD amendment is adopted by ordinance and should be recommended for adoption by the PC, which is the current process.</p>
102.	P. 310, 16.613	<p>CONDOMINIUM CONVERSIONS</p> <p>Impacting potential developers and house flippers</p>	<p>Will not affect new development; only units being converted to individual ownership; investors converting units will need to comply with the new regulations</p>

103.	P. 322, 16.615.06	<p>GROUNDS FOR REVOCATION</p> <p>Current Code allowed to be revoked if there was fraud in the application. Why would we remove that?</p> <p>16.82.110 - Grounds for revocation or suspension.</p> <p>The planning commission shall have the power to revoke or suspend a use permit in any case where the permit was obtained by fraud.</p>	This has been added back to the Code.
104.	P. 322,16.615.07	<p>NOTICES TO PROPERTY OWNERS</p> <p>Notices, should this be with the other provisions regarding notice.</p>	An abatement notice is intended for a different purpose and is mailed directly to a property owner who may be in violation of the Zoning Code. The noticing section in the Common Procedures chapter addresses the noticing process for common planning applications.
<b>PART VII GENERAL TERMS</b>			
105.	P. 333, 16.701	<p>LAND USE TERMS AND DEFINITIONS</p> <p>There as a canopy definition, that applied to marijuana cultivation. Probably should avoid using same term in different ways.</p>	Canopy, Vegetative, has been added to definitions to clarify it as separate from Canopy, Structure. The cannabis regulations provide the maximum size of the canopy for cultivation purposes.
106.	P. 335, 16.701	<p>LAND USE TERMS AND DEFINITIONS</p> <p>Commercial Kitchen is entered twice. Which one is correct?</p>	Comment noted; second definition has been deleted.
107.	P. 338, 16.701	<p>LAND USE TERMS AND DEFINITIONS</p> <p>Development - This definition is very public works focused, grading, etc. Places in the code use "development" to mean construction. I'd suggest a search and a review of if the terms align.</p>	The definition of development is intended to be comprehensive.
108.	P. 293, 16.602.08	<p>Web posting of notices. You did not want to write into the code. However, I would suggest that you look closely at 16.602.08 as you are stating all of the notices would be postal mailed and that has not been your practice to the PC and others. Please know that U.S. Mail service is particularly bad in Vallejo so I would only put into the code requirements to use postal mail where the state law requires it.</p>	Web posting will be implemented but not included as a requirement in the Code. State Code requires USPS noticing, and that requirement will be followed.

109.	P. 44, 16.203.03.B	<p>Active Commercial uses. Clarify how this is measured. Is ground floor street frontage defined as linear feet of building or land? The definitions didn't help me understand this. Also I'm not sure there is "an officially assigned address" prior to a project being built.</p> <p>"Street Frontage. The length of the property line of any one premises parallel to and along the public right-of-way that it borders, and which is identified by an officially assigned street address."</p>	<p>As noted in the definition, street frontage is length which is linear feet. Errata will include this clarification.</p> <p>The definition includes an officially assigned street address, which is only where applicable.</p>
110.	P. 124, 16.312	<p>Reconciling the adopted cannabis zoning over the last several years with what is in the 3/5/2021 code. I had anticipated that this code did not propose substantive changes, but did reorganize to fit the code format. You indicated revisions here coming to this section.</p>	<p>Revised cannabis section will be part of Errata.</p>
111.	P. 297, 16.602.14	<p>Changing the appeal standard to use aggrieved rather than adversely impacted. To recap, what I heard from the CAO was that the City likely would hear an appeal on its merits even if it could be asserted the appellant was not directly economically harmed by the action. I see this as important as the code does delegate approvals to the staff which will offer a streamlined process. I see that 16.602.06.J says any person can appeal the CEQA decision. 16.602.14A says appeals are filed with the Planning Division but 16.602.14D says that the City Clerk sends to the Director.</p>	<p>Correction regarding "aggrieved" will be made in Errata.</p> <p>Appeals to the City Council are filed with the City Clerk.</p>
112.	P. 300, 16.305.01.K.2	<p>Please review the language regarding what triggers design review, Gillian said noncommercial was measured by construction. Table 16.601-A says new</p>	<p>Table 601-A states, "All new construction requires Development Review, which may include Design Review, under Chapter 16.604. Users should reference that chapter to determine if Design Review is required.</p>

		<p>construction. 16.604.01.J uses “development” not construction. I would suggest that we use new construction and substantial renovation of 5,000 square feet (note that seems like a low threshold). A project that puts more than 10 units into an existing building – does that need design review? Recall your development definition is very general and does not focus on building construction.</p>	<p>L.2. provides instances when projects are exempt from Design Review. If they are not exempt, then Design Review applies. That includes reuse of a building for new residential units that includes alterations that do not change the exterior appearance of a structure.</p>
113.	P. 88, 16.301	<p>The Adult uses language is new. Perhaps, for legibility of the document, the definitions for adult use can be in the adult section with a cross reference in the definitions chapter to that section for all the ‘adult’ terms. Are all of these distinctions relevant for Vallejo? Novato was in the document at least once. I am I reading this right that this is a dual license and permit process? I’ve asked this before, but can you do a search of the permit tracking systems you have to determine what allowed permits we have for adult uses.</p>	<p>Adult uses are in the current Code and allowed with a Major Use Permit as follows:          Linear Commercial (CL) - Retail Sales and Spectator Sports and Entertainment (corridors including Sonoma Blvd.)          Pedestrian Shopping and Service (CP) - Retail Sales and Spectator Sports and Entertainment (Shopping Centers including Target Plaza)          Intensive Use (IU) - Retail Sales</p> <p>New Zoning Code will include dual license and permit. Will check with Finance regarding business license search.</p>
114.	P. 204, 16.204.-A	<p>Housing in regional commercial still concerns me. I’d like a way to be sure we still have commercial sites. I would also note that this change could be a large number of units. The EIR for the GP shows 451 acres of Regional Commercial, removing 6 Flags leaves 316 acres and allowing housing at 18 to 50 units is a potential addition of 5,688 to 15,800 units, or at 25%, 1,422 to 3,950 units. I think that could draw into question using the GP EIR.</p>	<p>According to our environmental consultant, residential uses in entertainment districts actually decrease the available area for the more intense uses, thereby reducing the primary impacts related to traffic/driving. They also increase pedestrian activity, which further reduces traffic impacts. Residential uses also require a Minor Use Permit, which is subject to findings and a separate environmental review per CEQA.</p>
115.	P. 300, 16.604.L	<p>Did you mean in 16.604.01.J to exempt projects in the Downtown Specific Plan and Waterfront PDMP from design review? My understanding was that the DRB was required by the settlement with the Waterfront Coalition. If that is your intent,</p>	<p>Section J does not reference the WMX zoning district. However, Section L, Exemptions states that a single-unit dwelling in the DMX or WMX <u>are not</u> exempt from Design Review.</p>

		<p>you will need to propose changes to Chapter 2.59 - Design R</p> <p>4review Board.</p>	
116.	P. 37, 16.202.C	<p><u>Development Standards for Duplexes (Side-by-Side)</u></p> <ul style="list-style-type: none"> <li>• Minimum Lot Width: 50 ft (Alley-Loaded); 55 ft (Front-Loaded)</li> <li>• Minimum Lot Depth: 100 ft (Alley-Loaded); 110 ft (Front-Loaded)</li> <li>• Maximum FAR: 1.0 or close to 1.0</li> <li>• Area: 5,000 sq ft (Alley-Loaded); 6,050 sq ft (Front-Loaded)</li> <li>• Net Density: 17 du/acre (Alley-Loaded); 14 du/acre (Front-Loaded)</li> <li>• Gross Density: 12 du/acre (Alley-Loaded); 11 du/acre (Front-Loaded)</li> <li>• Setbacks: 15 ft (Front); 5 ft (Side)</li> <li>• Building Width: 36 ft</li> <li>• Building Depth: 34 ft</li> <li>• Building Height (to Eave): 14 ft</li> <li>• Floors: 1</li> </ul>	Standards in Zoning Code and Building Code regulations would apply to this type of development; additional standards are not needed, but can be discussed in Phase II.
117.	P. 37, 16.202.C	<p><u>Development Standards for Duplexes (Stacked)</u></p> <ul style="list-style-type: none"> <li>• Minimum Lot Width: 35 ft (Alley-Loaded); 45 ft (Front-Loaded)</li> <li>• Minimum Lot Depth: 100 ft (Alley-Loaded); 125 ft (Front-Loaded)</li> <li>• Maximum FAR: 1.0 or close to 1.0</li> <li>• Area: 3,500 sq ft (Alley-Loaded); 5,625 sq ft (Front-Loaded)</li> <li>• Net Density: 25 du/acre (Alley-Loaded); 16 du/acre (Front-Loaded)</li> <li>• Gross Density: 18 du/acre (Alley-Loaded); 13 du/acre (Front-Loaded)</li> <li>• Setbacks: 15 ft (Front); 5 ft (Side)</li> <li>• Building Width: 24 ft</li> </ul>	Standards in Zoning Code and Building Code regulations would apply to this type of development; additional standards are not needed, but can be discussed in Phase II.

		<ul style="list-style-type: none"> <li>• Building Depth: 42 ft</li> <li>• Building Height (to Eave): 21 ft</li> <li>• Floors: 2</li> </ul>	
<p>118.</p>	<p>P. 37, 16.202.C</p>	<p><u>Bungalow Court</u></p> <ul style="list-style-type: none"> <li>• Minimum Lot Width: 75 ft [no change]</li> <li>• Minimum Lot Depth: 100 ft</li> <li>• Maximum FAR: 1.0 or close to 1.0</li> <li>• Area: 16,500 (Alley-Loaded); 18,750 sq ft (Front-Loaded)</li> <li>• Net Density: 21 du/acre (Alley-Loaded); 14 du/acre (Front-Loaded)</li> <li>• Gross Density: 16 du/acre (Alley-Loaded); 12 du/acre (Front-Loaded)</li> <li>• Setbacks: 15 ft (Front); 5 ft (Side)</li> <li>• Building Width: 24 ft</li> <li>• Building Depth: 35 ft</li> <li>• Building Height (to Eave): 35 ft max [no change]</li> <li>• Floors: 1-2</li> <li>• Other regulations             <ul style="list-style-type: none"> <li>○ Minimum 25 ft distance from building face to building face (instead of 15% of lot area) for central courtyard</li> <li>○ Allow narrow driveways when 1) alleys are not present and 2) building/projects less than 10-15 units</li> <li>○ Access to garages and driveways do not count as courtyards</li> <li>○ Allow attached units; or, if detached homes, then maximum of 8 inches between them</li> </ul> </li> </ul>	<p>Standards in Zoning Code and Building Code regulations would apply to this type of development; additional standards are not needed, but can be discussed in Phase II.</p>

119.	P. 37, 16.202.C	<u>Townhouse</u> <ul style="list-style-type: none"> <li>• Minimum Lot Width: 25 ft</li> <li>• Minimum Lot Depth: 110 ft</li> <li>• Maximum FAR: 1.0 or close to 1.0</li> <li>• Area: 2,750 sq ft</li> <li>• Net Density: 16 du/acre</li> <li>• Gross Density: 12 du/acre</li> <li>• Setbacks: 10 ft (Front); 0 ft (Side)</li> <li>• Building Width: 25 ft</li> <li>• Building Depth: 35 ft</li> <li>• Building Height (to Eave): 28 ft</li> <li>• Floors: 2</li> </ul>	Standards in Zoning Code and Building Code regulations would apply to this type of development; additional standards are not needed, but can be discussed in Phase II.
120.	P. 248, 16.508-B	<u>Parking</u> <ul style="list-style-type: none"> <li>• Ideally, no off-street parking requirements for residential districts and no parking requirements for commercial districts</li> <li>• For residential, if off-street parking requirements are necessary, then 0.5 spaces per unit for one bedroom and larger, 0.25 spaces for a studio or unit under 650 sq ft</li> </ul>	This is a policy decision to be discussed with the whole Commission, perhaps in Phase II.
121.		<u>Other</u> Include specific language that requires revisiting the Zoning Code housing needs may not be met according to an updated Housing Element.	This is not needed. State law requires the City to amend the zoning code if needed for consistency with the Housing Element.

**DRAFT NEW ZONING CODE COMMENT TRACKER**

**(Some comments have been summarized where appropriate.)**

#	Topic	Comment	Response/Status	Zoning Code Section No.
1	Adult Uses	I don't recall Adult Uses being discussed or considered during the General Plan Update Process, or during the workshops conducted in 2019. Since it is a use now included in the Zoning Code, Adult Uses should not be allowed near schools, parks, residential areas, or along Vallejo's main travel corridors. They should be limited in number and use.	Adult uses were not discussed but are in the existing Code. There are distance requirements from schools and parks. Adult uses require a Major Use Permit which includes a public hearing and findings that the location is appropriate.	16.301, 16.304
2	Adult Uses	Expansion of Adult Businesses into other parts of City	Adult use has been from the RC Zoning District; current Code allows Adult Retail in CP, CL, and IU Districts and Adult Entertainment in CL.	16.301
3	Adult Uses	Rather than permitting Adult use in the Central Corridor—namely Sonoma Blvd, which has a well-known and long-standing problem of sex workers who are street walkers – can we limit it to the industrial areas of town? The Central Corridor would be disastrous with its known problem of street walkers already.	Any new use would require a Major Use Permit, which includes a public hearing and specific findings for approval. (See response to #1 above)	16.301
4	Adult Uses	Please revise as follows: Subject to the limitations of this Chapter, Adult Uses may be located in the <del>mixed-use or commercial-industrial</del> land use designations, if permitted by the zoning district in which the property is located.	Adult uses will be allowed in CC and DMX with a Major Use Permit. Also, see response to #1 above.	16.304.05
5	ADUs	ADD: ADU Primary Unit or ADU MUST be owner occupied	State law currently does not allow local jurisdictions to require owner-occupancy, except for Junior ADUS.	16.303

#	Topic	Comment	Response/Status	Zoning Code Section No.
6	Affordable Housing Incentives	Controlled rents should be required for at least 20 years so affordable rent residents are not forced out after a few years . In some places in CA 50 years is required.	Corrected to state 55 years.	16.214.09.J
7	AHLC	Why is there reduction in the powers of architectural board etc.	Staff conducted a comparison with other cities and determined that City Council approval of historic districts and landmarks is not uncommon. City Council will receive concerns regarding AHLC approval and may revise accordingly.	16.614.07
8	Alcohol Sales	Need a statement somewhere that alcohol sales in minimarts, convenience stores etc. cannot occupy more 10% of the retail area.	Code includes this requirement.	16.305.05.C
9	Animal Keeping	Why are significantly larger areas required for rabbits, pigeons and ducks. Why a different requirement from chickens?	This was recommend by Zoning Code consultant and based on best practices.	16.306.02
10	Animal Keeping	What's the difference between a dog house and kennel—need to define. How large a dog house is allowed?	A Kennel is a business/facility and a dog house provides shelter for dogs. Kennel is defined in the definition section of the Code.	16.701
11	Appeals	Add following: 16.602.14 D 4. To provide equity between developer rights and those of individuals in a neighborhood, the city may waive the appeal fee for a petition signed by (50?) verified neighborhood residents.	Fee waivers are provided through City Council direction.	16.602.14 D

#	Topic	Comment	Response/Status	Zoning Code Section No.
12	Architectural and Historic Preservation District	As it stands now, the AHLC has the authority to declare an “H” Historic District and historic district conservation plan or Historic District specific plan, or an “L” Landmark designation. These decisions are made by the AHLC only after a careful review process that the AHLC employs. If there is opposition from individuals affected by such declarations, they have the right to appeal to the City Council. The amendments proposed by city staff would reduce the authority of the AHLC by stating that the above actions could be initiated by the commission but would only be a recommendation to the City Council which would then make a decision.	This comment and AHLC recommendations will be forwarded to City Council for their consideration.	
13	Auto Service Stations	Air and water should be free to all and at least 2 bathrooms should be provided	Code includes requirement to provide air and water at no cost. One bathroom is the minimum; additional bathrooms may be provided.	16.307.02.M
14	Auto Service Stations	115 B .E cars for sale may not be parked on the street or contain signs indicating for sale or rent. Parking for customers must be on the facility—not the street.	This section addresses auto services and includes a requirement that cars associated with the business cannot be parked on-street. On-street parking for customers cannot be prohibited.	16.307.02 .L.3
15	Bed and Breakfast Lodging	From our study sessions, I thought this section was going to be postponed, and studied with the Housing Element and the Design Standards. Outreach needs to be done to the Airbnb hosts to make sure the standards make sense. For example, many hosts use the Airbnb process to decide whether to house visiting nurses for a longer stay than 30 days.	Short-term Rentals, which is not the same as a Bed and Breakfast, will be discussed during Phase II.	16.311

#	Topic	Comment	Response/Status	Zoning Code Section No.
16	Cannabis	Remove "NC" from the approved zoning codes for cannabis, les	The current Code allows cannabis retail sales in the CN district, which is generally consistent with the NC district. Cannabis regulations are carried forward as approved by City Council in the New Code.	16.312 (Current Code Section 16.20.050)
17	Mixed Use/Residential as was suggested. Now is the time.	Change the zoning to Mixed Use/Residential as was suggested. Now is the time.	The zoning districts have been established based on recommendations from the Zoning Code consultant and will remain as proposed unless City Council directs staff to change it.	
18	Community Input	What happened to community input? Who decides and how?	Public input is solicited and reviewed by Staff, the Commission and consultant; City Council ultimately makes the final decision on the Zoning Code.	
19	Concentration of Low-Income Housing	So that we do not create ghettos wherein we concentrate all our low-income housing into a handful of census tracts – like we have now – please add the following text that is underlined. b16.214.14 A-8 b "The project site shall not be located in any of the following areas:" k. <u>A site where 30% or more of the housing in the census tract or within a 1000-foot radius already provides affordable or BMR housing units.</u>	This is a policy decision that is Council purview. May not be allowed under the Housing Accountability Act.	16.214.A.8.b
20	Correction	Page 131 7 capaCity needs to be corrected	Correction made	
21	Correction for PCN	A2 use CITY rather than COUNTY	PCN is based on County data.	16.305.03
22	Definitions	Definitions: Please include a definition for what constitutes administrative permit, ministerial and discretionary decisions. Most residents are not familiar with these planning terms. What is a FAR? What constitutes a non-substantial changes and editorial changes. Who makes the decision?	The definition for Administrative Review, Discretionary Decision, and Ministerial Permit are all in the definition section of the Code. (Part VII) Floor Area Ratio is described in Rules for Measurement (Part I) Non-substantial and editorial change means the content and meaning do not change.	16.701, 16.104.08

#	Topic	Comment	Response/Status	Zoning Code Section No.
23	Definitions	NUDE needs to be defined. For example, If pasties are worn is the person now considered dressed.	A Nude Entertainment Business is defined in the definition section of the Code.	16.701
24	Eating	Eating and drinking establishments—1 space per 1,000 sq. ft. is too low as most of customers are using cars	Code provides the minimum required. Businesses can include additional spaces based on their business models.	Table 16.508-B
25	Emergency Shelters	Is 1 parking space per 10 residents adequate considering that people may own a car/van?	Regulations are the same as current Code adopted by City Council.	16.317.02.G
26	Emergency Shelters	Residents needs to sign a drug free/crime free pledge (much like 201 Maine etc.)	This is beyond the scope of the Zoning Code.	16.317.02
27	Extensions	Add the underlined text: “The Director may, upon written request and for good cause, grant one extension for up to two years for Review of applications imposed by the Zoning Code in compliance with applicable provisions of State law. <u>After receiving one extension, any further extensions would require a public hearing and/or City Council approval.</u> ” The idea here is to prevent owners from filing extensions year after year, and not fixing or selling their properties.	Code only allows two extensions. Permit expires after second expiration date.	16.602.05
28	Fences	Why isn’t razor wire etc. banned that can be seen from street or other residential properties; makes area look like a war zone	It was decided to allow razor wire for security reasons, as long as it cannot be seen from street view.	16.505.02.E.1.a
29	Fences	SOMEWHERE NEED TO BAN FENCES ON FRONT AND SIDE YARDS IN RESIDENTIAL AREAS 4 FEET HIGH OR LESS THAT ARE NOT PICKET FENCES OR WROUGHT IRON. For example cinder blocks, mesh, chain link.	Fencing material varies and chain-link fences are widely used and allowed in front yards.	16.505.02.E.1.a

#	Topic	Comment	Response/Status	Zoning Code Section No.
30	Food storage	Need statement that Food must be stored in containers that prevent rodents etc. from getting access to.	Food storage regulations are enforced by the County Department of Health and Safety.	16.305
31	Form Based Code	Page 2, Staff Report (3/15/21), Project Background paragraph two. It states that the proposed Form Based Code would be too complex and difficult to implement and that a more conventional approach to completing the Zoning Code would be used. However, on #57 of the list of Zoning Code Updates Action NBE2.1B is listed which refers to a Form Based Code to complement and enhance.....Since the Form Based Code is not now used, should this reference to it in the General Plan be removed by amendment?	The New Zoning Code uses elements of a Form Based Code, such as standards that address the relationship between building facades and the public realm, and the form and mass of buildings in relation to one another. Given this information, a General Plan Amendment is not necessary.	16.203.03, 16.204.03., 16.205.03
32	Home-based Business	Business vehicles should be moved every 72 hours	Code restricts overnight parking on residential streets for business vehicles.	16.321.04.I.5
33	General Plan Amendments	General Plan integrity vs unsanctioned amendments	The General Plan amendments are corrections and implement General Plan policies.	
34	General Plan Amendment	What are the amendments the Planning Dept. is proposing to the General Plan? Has Planning noticed these amendments and had any public hearings on them?	The GPAs have been provided on the City's website. Letters to affected property owners and public notice was provided.	

#	Topic	Comment	Response/Status	Zoning Code Section No.
35	General Plan and Zoning Consistency	The General Plan is the driving and directing document; it takes precedence. Where there are conflicts between staff and the public, the public should take precedence, as we live here and will continue to experience the effects of Zoning Code decisions. There must be a balance between “streamlining,” vs public noticing. Err on the side of noticing and public input. For example, a standard 21-day noticing period for public hearings would help, along with consistent digital notices as well as first class mail. “Circulation” statistics do not necessarily mean audiences reached, any more than hiring a skywriter means that everyone in Vallejo has seen a message.	Staff's role, with assistance from the zoning consultant, is to provide a professional recommendation regarding the zoning regulations taking into account comments received from the public. The Planning Commission and ultimately City Council will make the final decision on the regulations, which may differ from staff's recommendation based on public input.	
36	Government Offices	Government offices, libraries provide electric car charging stations.	This has been added in the Errata. Code also requires new businesses with more than 20 spaces serving Multi-Unit Residential, Mixed-use, Commercial (which includes offices) and Hotels and Motels, at least 3 percent of parking spaces shall be electric vehicle (EV) charging stations.	16.301, 16.508.09
37	Hillside Standards	Add: In cases where there is conflict with the Hillside Development Standards, the public noticing and hearing requirements of the Residential View District shall take precedence.	This statement applies to all instances where there is a conflict, the more restrictive provision applies, including project noticing.	16. 101.J.1

#	Topic	Comment	Response/Status	Zoning Code Section No.
38	Hillside Standards	Hillside Standards vs. View District: The Residential View District provides for notices to adjacent land owners and neighborhood organizations. The notice provisions are important and should always be provided when a development or change to a building is opposed, regardless of Hillside Standards.	The process and procedures provided in the RVD Chapter will be followed for projects where Hillside Standards are applicable and are also located in the Vallejo Heights RVD area.	16.212, 16.213
39	Hillside Standards	Hillside Development Standards and RVD. Upon review of the proposed HDS, I find, in the words of Gertrude Stein, that "there is no there-there." Specifically, there are no provisions for providing notice to affected adjacent landowners, or to neighborhood organizations, such as the VHNA, of a "Hillside Development Permit". Such noticing would provide the opportunity for awareness of a development proposal and comments from concerned adjacent landowners and neighborhood organizations.	Hillside development Permit process is the same as the Minor Use Permit which requires notification of property owners within 300 -ft. radius, which is a larger area than required for the RVD process.	16.212.02.A
40	Home-based Business	Why is a separate access for a business NOT allowed? Seem it might be preferable	To maintain the residential character of the building, physical changes to accommodate the business are not allowed, including additional access.	16.321.04.E
41	IL Zoning District	Provide Consistent Information Regarding General Plan Conformity Finally, the Zoning Update is inconsistent about whether Limited Industrial ("IL") is consistent with the Business/Limited Residential ("B/LR") General Plan land use designation.	Table has been corrected.	16.102-A
42	Landscaped buffer for parking	Buffer for parking should 6 feet	Determination was made to include five feet.	16.310.C
43	Landscaping at Street Frontage	Planting strip on street frontage should be 8 feet wide	Code provides 4-foot wide requirement.	16.504.04

#	Topic	Comment	Response/Status	Zoning Code Section No.
44	Landscaping at Street Fr	Standards #4 Ornamental Grass should not be the prominent material on areas that front a street.	Ornamental grass is a drought-tolerant plant and is encouraged.	16.504..03.A.4
45	Landscaping at Street Fr	Front Yard landscaping, Residential Lots. B. Minimum Planter Dimension. Minimum size should be 30 sq. ft. D2&3 Landscape buffer--Landscaped area should be at least 5 ft. wide Just look at Sonoma BLVD to see why width of buffers need to be wider and 5 ft. in any horizontal direction. We have too many plantings that are too small especially on main through fares.	It was decided to use 25 feet in area or 4 feet in any horizontal direction, and that such size is sufficient.	16.504.04.B
46	Large Format Retail	Add to Parking Area Design and Siting 16.322.E 6: Applicant will maintain parking lot free of trash, debris and abandoned vehicles, and will clean pavement at least 2x a year. Applicant will monitor parking lot for illicit activity.	Because this was not discussed with the Planning Commission, it was not added.	16.322
47	Live/work	What is the maximum size allowed for a live/work unit?	There is no maximum size.	
48	Massage	Add: A certified therapist with CMTC accreditation must be present during client hours.	Code requires a CMT as an operator. Unlicensed operators are not permitted.	16.326.02
49	Massage Parlors	Massage Parlors—certified therapist on site while clients on site -- Tobacco Shops (not even mentioned) Stop sale of single cigarettes	Certification is required. (See above response.) Tobacco shops are addressed in the Code.	16.326.02, 16.340
50	Massage Parlors	OWNER AND OPERATOR RESPONSIBILITY--ADD A licensed therapist must be on site during hours of operation	Code includes this requirement in permits required.	16.326.02
51	Mobile Food Vending	ADD 50-foot Area around truck and sitting/eating area to be cleared of trash, paper etc. twice a day.	Maintenance requirement is at all times.	16.327.04.G

#	Topic	Comment	Response/Status	Zoning Code Section No.
52	Noticing	Add: Noticing to residents and to neighborhood organizations shall be via first class mail, a digital notice in a consistent and prominent place on the City's website, and wherever possible, via email.	Public noticing is consistent for all recipients. USPS will be provided and an email will be sent where possible.	16.213.02.H
53	Noticing	Note: Communications with the public have largely gone digital, although not exclusively. Still, digital posting and noticing need to become part of the City's standard outreach, hence the edits below. Also, since the clock starts when the notice is sent via first class mail, the digital postings need to simultaneous with he outbound date of the mailing. Add underlined text: "Unless otherwise specified, whenever the provisions of this Zoning Code require public notice, notification shall be provided in compliance with the requirements of State law and local guidelines, and as follows. <u>16.602.08 A. Mailed and Digital Notice. The Director, or the City Clerk for public hearings before the City Council, shall provide a public notice as required below by First Class mail delivery and by prominently posting on City website, based on the following. The posting to the City website needs to be in a consistent and highly visible location, and needs to be simultaneous with the first class mailing.</u>	Web posting will be implemented but not included as a requirement in the Code. USPS noticing is required by State Code, and that will continue to be adhered to.	16.602.08

#	Topic	Comment	Response/Status	Zoning Code Section No.
54	Noticing	<p>C Newspaper and <u>Social Media Notice.</u> At least 14 calendar days before the date of the public hearing or the date of action when no public hearing is required, the Director or the City Clerk for hearings before the City Council, shall provide notice by at least one publication in a newspaper of general circulation published in the City. Since many now subscribe to the newspaper in digital form, in the case of newspaper notice, the City shall arrange ads on the front page of the digital version of the newspaper.</p> <p>The City shall also create and maintain consistent channels in social media, such as via Facebook and Next Door for noticing public hearings or dates of action.</p>	Staff cannot dictate where ads are located in the newspaper. See response to #53 above.	16.602.08
55	Noticing	16.602.08 E Contents of Notice, Add: "A general description of the proposed project and requested action. Such description shall be written to clearly describe the project and potential action;	This is a general practice and will not included in the Code.	16.602.08.E
56	Noticing	Reducing noticing time to neighborhood groups.	Noticing did not change for neighborhood groups; only Certificate of Conformity allowed 45 days and that has been revised to be consistent with all other noticing which is 14 days for projects exempt from CEQA and 21 days for project subject to CEQA.	16.602.08
57	Noticing	Noticing -- Need to use email and post on City website so it gets out quicker.	See response to #53 above.	16.602.08

#	Topic	Comment	Response/Status	Zoning Code Section No.
58	Noticing for the Zoning Code	The City needs to conduct an extensive media campaign similar to what was done for the 2040 General Plan to let the Public know that the document exists and why they need to review it and make comments. Even though the Zoning Code affects most Citizens, only 134 people (not the 3,000 or 30,000 mentioned at the joint meeting) were notified about the January 6 draft. The Public should be given an additional 45 days after the City conduct a an extensive media effort.	Public notification was provided for both Draft documents, SPAs, and GPAs	

#	Topic	Comment	Response/Status	Zoning Code Section No.
59	Off-street Parking	<p>In the older areas of town that already have congested street parking, keep the existing requirements for residential off-street parking at 2 per unit. Affected areas would be: Bay Terrace, Federal Terrace, St Francis Park, Vallejo Heights, St Vincent's, the Heritage area, South Vallejo, the Crest, Washington Park. These areas were built before there were many automobiles in circulation. The streets are typically narrow, many of which only allow parking on one side of the street. The garages are suitable for Model-T Fords or today, golf carts or motorcycles. Keep in mind that these days, adult children are often living at home into their late 20s and 30s, and they have cars, as do both parents. Public transit is really not an option within Vallejo. Try using it sometime and you will see. Offer the option of reduced parking based on a parking assessment to be performed when there is maximum demand on the address, whether commercial or residential. I have witnessed Planning staff report visiting a neighborhood during the day (when most are at work), which obviously does not give an accurate sense of congestion. For sites such as the Safeway off Georgia St, or the Safeway on Admiral Callahan Lane, their parking lots are already congested. Some areas, such as Gateway Plaza, could have reduced parking. There needs to be an assessment as part of the process.</p>	<p>Parking requirements are generally for new construction and will not affect the older areas of City that are built-out.</p>	16.508
60	Off-street Parking require	<p>Off-street Parking requirements, especially in older neighborhoods</p>	<p>Parking requirements are citywide.</p>	16.508
61	Outdoor Dining	<p>Need a provision that trash, litter etc. will be cleaned up nightly.</p>	<p>This was not discussed with the Planning Commission, but can be added to informational hand-out.</p>	16.330.02.C.7

#	Topic	Comment	Response/Status	Zoning Code Section No.
62	Outdoor Dining	Containers will not be allowed to overflow and contents must be removed daily.	This was not discussed with the Planning Commission, but can be added to informational hand-out.	16.330.02
63	Parking	Hospitals and clinics—why aren't the number of employee's part of the calculation	Employee parking is assumed with the requirement.	16.508
63	Parking	Large retailers 3.5 spaces per 1,000 sq. is low. Look at Costco, etc. and you will see this is inadequate.	Parking requirements are based on best practices.	16.508
64	Pedestrian access at Drive-thrus	Walkway If pedestrians have to cross vehicle aisles signage/stop signs warning cars need to be provided	This can be added as a condition of approval based on the site design.	16.316

#	Topic	Comment	Response/Status	Zoning Code Section No.
65	Pending Projects/Legal Non-conforming	<p>Provisions First, the Zoning Update is unclear regarding how entitled projects constructed after the effective date of the Zoning Update will be treated. We suggest clarifying that such projects will be legal nonconforming by making the following revisions to Chapter 16.105, Nonconforming Uses:</p> <ul style="list-style-type: none"> <li>o Section 16.105.02.A: Any legally established use, structure, or lot that is in existence or vested pursuant to Section 16.101.02.L on the effective date of the Zoning Code or any subsequent amendment but does not comply with all of the standards and requirements of the Zoning Code shall be considered nonconforming. Nonconforming uses and structures may only be continued subject to the requirements of this Chapter.</li> <li>o Section 16.105.02.E: Nothing contained in the Zoning Code shall be deemed to require any change in the plans, construction, or designated use of any building or structure that is vested pursuant to Section 16.101.02.L, even if construction has not begun, or for which a Building Permit has properly been issued, in accordance with the provision of ordinances then in effect and upon which actual construction has been started prior to the effective date of the Zoning Code, provided that in all such cases, permitting and actual construction shall be diligently carried on until completion of the building or structure.</li> </ul>	Pending projects must be deemed complete by effective date of the New Code in order to be processed under the current code. Any projects that are not complete by the date of the new code will be processed under the new code.	16.101.02.L

#	Topic	Comment	Response/Status	Zoning Code Section No.
66	Permit Expiration and Extensions	Vallejo has a number of property owners such as Buck Kamphausen who have sat on neglected properties for years. The City can curb this by issuing fines and beginning the Neighborhood Law Process for commercial buildings, and by limiting the number of extensions an owner may receive.	This is addressed in the Enforcement and Abatement chapter. Current staffing resources limit the ability to enforce at this time.	16.602
67	Permit Expiration and Extensions	16.602.12 –C-2 “The Director may approve a further extension of an additional one year on any permit or approval granted under the Zoning Code upon receipt of a written application with the required fee at least 15 calendar days prior to expiration of the permit (for a total of two 12-month extensions per entitlement). <u>After two one-year extensions, any additional extensions require a public hearing and/or City Council approval. Properties that already have had more than 3 years of permits shall not receive further extensions.</u>	Code limits the number of extensions to two. The permit will expire after the expiration date of the second extension. No further extensions are permitted.	16.602.12.C.2

#	Topic	Comment	Response/Status	Zoning Code Section No.
68	Personal Storage	<p>Concerned about the new Personal Storage provisions; Understands the City’s desire to ensure personal storage is properly used. But the first sentence of Section 16.331.01, Personal Storage, is incomplete and thus confusing. As drafted, the sentence suggests that personal storage might indirectly support illegal activity, which is a common misconception unsupported by substantial evidence. For example, a South Charlotte Police Officer asked to research crime associated with the type of personal storage we build “found that a self-contained climate control storage facility is one of the safest and crime free types of storage facilities on the market today,” with four of five such facilities in South Charlotte having zero service calls during the survey period. (Email from Peter Grant, Community Coordinator, Charlotte-Mecklenburg Policy Department to Keith MacVeen, Land Use Consultant (July 2016) [available upon request].) Given the lack of support that personal storage promotes crime, even indirectly, and that the City will review each proposed personal storage project under its Major Use Permit requirements and impose appropriate conditions, as well as regulate operations under Chapter 16.331, we suggest <i>removing any reference to criminality in Chapter 16.331.</i></p>	Language edited to use "indirectly supportive of illegal or criminal activity".	16.331
69	Police Station	Location of police station	Not addressed in the Zoning Code	

#	Topic	Comment	Response/Status	Zoning Code Section No.
70	Public Access	Mixed Use Districts. The last sentence of the proposed amendment is: "Public access to the shoreline must be provided where development is adjacent to the Mare Island Strait as provided in State and Bay Conservation Development Commission requirements. "My request is to expand the sentence by drawing from section 4-24 of the General Plan, adding "and as provided in Vallejo General Plan Policy NBE-4.1 and NBE-4.2, prioritizing public access along the waterfront, including in-water access."	The proposed change is as follows: Any development along San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements, and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.	16.304.05
71	Public Comments	Many details given during the review process.	Code addresses many of the comments provided by the Planning Commission and public.	
72	Public Noticing	Provide adequate time for notices to be sent to neighborhood organizations and residents by email or postal service	Public notification is standardized and consistent for all recipients. Email addresses may be solicited for neighborhood organizations.	16.602.08
73	Recycling facilities	Recycling facilities especially at shopping centers etc. -- noise, keeping area clean etc.	Noise generated from recycling facilities is addressed in the Code.	16.333.02.C.5.d
74	Recycling facilities	Abandoned shopping carts. If owners(business) are facility operator must notify owner. If shopping cart owner not known facility operator must dispose of cart.	Code includes requirement to notify collection center regarding abandoned carts.	16.333.02.C.6
75	Residential Care facility	There should be an onsite person even if just 6 or fewer residents.	State law requires these uses to be treated as a single-family residences. On-site staff is not required.	16.334.01
76	Residential Care facility	Residential Care facility—why no Parking requirement for STAFF?	Code provides the minimum required. Businesses can include additional spaces based on their business models.	16.508-B

#	Topic	Comment	Response/Status	Zoning Code Section No.
77	Residential View District (RVD)	Add Vallejo Heights Residential View District to the list of Specific Plan Areas. This way, someone seeking to buy and/or develop will know from the outset that the View District guidelines apply.	The RVD is not a Specific Plan as defined by State law.	16.210
78	RV Parking	This should include driveways being prohibited for storage/junk/abandoned vehicles or those without up-to-date tags In many neighborhoods this is a significant problem.	Code addresses condition of vehicles.	16.508.07
79	RV Parking	Recreational Vehicle Parking in Residential e—only 1 vehicle should be allowed if not visible from street. Secondary driveways or pads should not be allowed for parking/storage Zoning Districts. Larger boats and RVs are eyesores/blights in many residential areas and should not be allowed. The sizes allowed should be reduced by 50%. The storage of RVs and Boats is a particular problem. If they can be seen from the street they should not be allowed. Storage in driveways and open car ports etc. should be banned.	RV Parking requirements based on best practices. Allows additional driveway but which could be grass-cret, turf-block a ribbon driveway or other similar treating and not a standard slab driveway.	16.508.11.F
80	RV Parking in Residential Areas	B2 RVs should be prohibited from front and side yards. Many of these vehicles are the size of busses and do not belong in residential areas	Code includes a size limit.	16.508.11.A.1
81	RV Storage	Storing RVs and vehicles (with flat tires, out of date tags, rusted etc.) in driveways or concrete pads on front or side yard.	Code requires RVs visible from public view to be maintained in proper condition	16.508.11

#	Topic	Comment	Response/Status	Zoning Code Section No.
82	RVD	Modify the text, and add what is underlined: 16.212 B. "Conflicts. In the event of a conflict between the provisions of this Chapter and other development code regulations, <del>including the provisions of the applicable zoning district,</del> the provisions of this Chapter shall apply, <u>with the exception of the Residential View District regulations. In the case of conflict with the Residential View District regulations, the public noticing requirements and permits required in the Residential View District shall take precedence.</u>	Per City Attorney, no contextual changes are made to the RVD chapter.	16.213.B
83	RVD	Add: Single-Unit residences in the Residential View District still require public noticing, even if the addition is less than 50% of the structure.	See response to #77 above.	
84	RVD	Add: New build single-unit residences in the Residential View District require public noticing.	This requirement is provided in the Code.	16.213.B.3
85	RVD	On Page 11 of the Staff Report (3/15/21) under Zoning Map it states "adding View District Boundaries." to update the map. The Residential View District provides for regulations throughout Vallejo. The only view district now in effect is the Vallejo Heights View District. Will the boundaries of the Vallejo Heights View District be entered into the Zoning Map. The Vallejo Heights Residential View District should be included in list of General Plan Land Use designations on the list under Other/Special Districts.	The Residential View District (RVD) has been added to the Zoning Code and Map.	16.201, 16.301
86	RVD	Residential View District Code, should take precedence over Hillside Development Standards	See response to #38 above.	16.213

#	Topic	Comment	Response/Status	Zoning Code Section No.
87	RVD	The Vallejo Heights Neighborhood Association (VHNA), Board of Directors and members, only recently became aware of a proposed zoning code change to eliminate the Residential View District (RVD) (Chapter 16.36 of the Vallejo Municipal Code) entirely. The VHNA strongly recommends that the removal of the RVD not be implemented. In addition, city staff is proposing that the RVD be replaced with Chapter 16,211 Hillside Development Standards.	RVD is included in the Code and on the Zoning Map.	
88	RVD	Updated General Plan would be an aid to positive growth and economic development of Vallejo, as well as protecting and enhancing our natural environment. The Zoning Code (Vallejo Municipal Code Title 16) is supposed to reflect the goals, policies and implementation measures expressed in General Plan 2040. To reiterate: Action NBE1-5C specifically requires the City to “Continue to administer the residential view district	See response to #87 above.	16.213

#	Topic	Comment	Response/Status	Zoning Code Section No.
89	RVD	Specific Notice Not Provided: While notice of public hearing for adoption of the New Zoning Code and Zoning Map was provided, nothing in the Project Description points to the fact that the Residential View District is being removed from the Municipal Code and the General Plan. At no time did the Vallejo Heights Neighborhood Association, receive a notice specifically pointing out that the RVD was being removed from the Municipal Code and the General Plan. This is totally unacceptable. A proposed change to eliminate an established View District Ordinance of 31 years, with no public input, is unbelievable. To reiterate: The Vallejo Heights Neighborhood Organization (VHNA), Board of Directors and members, protest the elimination of the Residential View District Ordinance and urge you to reject its removal from the Vallejo Municipal Code and General Plan 2040.	See response to #87 above.	16.213
90	RVD	I am completely opposed to the City of Vallejo proposal to eliminate the Residential View District regulations from Vallejo's municipal zoning code, and further have many reservations about the proposed Hillside Development Standards that are proposed in draft zoning code 16.211.	See response to #87 above.	16.213
91	Schools	Adequate street parking for cars waiting to pick up or drop off students	Code addresses student drop-off.	16.335.02.B.3, 4
92	Security Guards	Guards/armed security not allowed to post themselves on property. They need to be inside.	Location of security guards is based on business operator's preference.	

#	Topic	Comment	Response/Status	Zoning Code Section No.
93	Service Station	Service Station—why no employee parking. This is a problem in our City.	Code provides the minimum required. Businesses can include additional spaces based on their business models.	16.508-B
94	Signs	Signs--especially how long can be used for promotions/opening	The time limit is 60 days, which is the same as the current Code.	16.509.03.P
95	Signs	Temporary banners – Used for openings etc. shall be limited to 30 consecutive days. May be used for no more than a total of 60 days per day. Inflatable signs must be approved by the City. B1 sign area cannabis—size of signs should not be allowed to be bigger than for other retail stores etc. Temporary “opening signs” and short promotions are heavily abused. Strict time limits need to be spelled out.	New Code uses same time limit as current Code which clearly states 60 days. Cannabis signs standards were adopted by City Council.	16.509.03.P
96	Single-Room Occupancy	Loitering not allowed. Need a plan to deal with patrolling grounds for trash/litter daily and how garbage will be dealt with. Outdoor receptacles for trash and cigarettes required and not allowed to overflow.	Code did not include this requirement for all other lodging uses. Management Plan must include maintenance provisions.	16.336.L.4
97	Social Service Centers	ADD: Residents must sign/agree to crime free/drug free contract	This is beyond the scope of the Zoning Code.	16.337.02
98	Solar Roofs	New construction can be required to have a solar roof. Vallejo requires solar roof for new constructions.	Solar systems are addressed in the Code.	16.338

#	Topic	Comment	Response/Status	Zoning Code Section No.
99	Sperry Mills	When we were fighting the cement plant on our waterfront, we were told that the zoning could not be changed from industrial because of the pending application by Vallejo Marine Terminal. Now that there is no pending application for the former Sperry Mill site, it seems like this is an ideal time to address this issue, particularly since you are holding a public hearing about zoning changes at your March 15 meeting. I believe this change was positively discussed at the November 19, 2019 city council meeting, but sadly the documents for that meeting do not seem to be available online.	The Sperry Mills project will be addressed in Phase II.	
100	Sperry Mills	Sperry site still zoned industrial, not mixed-use	See above response.	
101	Stantec and Public Comments	Many of recent comments made by the Public about the draft Zoning Code have been given short shrift. My question is whether Stantec and Staff carefully reviewed the various written comments that were submitted by the Public and made changes based on them. Bottom line are the Public's comments being properly incorporated into the Draft Zoning Code?	Stantec received the draft documents prepared by the former consultant, which had already incorporated comments from the Planning Commission and public.	
102	Streamlining Processes and Procedures	Giving more power to Staff to approve projects without public input	In order to streamline processes, more projects will be processed at Staff level through a Minor Use Permit. This includes public notification for property owners within a 300 foot radius, an increase from 200 feet in the current Code.	16.602.08
103	Street Landscaping	Landscaping especially size of planting areas on street front	The landscaping section includes additional areas for street frontage. For projects where the building is set-back from the street, an 8-foot wide landscape strip is required.	16.504.06

#	Topic	Comment	Response/Status	Zoning Code Section No.
104	Tobacco Products	Automatic deemed approved status The use should stay non-conforming no matter when the tobacco business was founded 16.339.05 PERFORMANCE STANDARDS AND REQUIREMENTS APPLICABLE TO DEEMEDAPPROVED RETAILERS Prohibit sale of weapons, knives and other illegal merchandise THERE IS NOTHING IN HERE ABOUT SMOKE SHOPS WHICH ARE SIGNIFICANT NUSIANCES. Need to limit area devoted to non-tobacco sales, selling of single cigarettes, drug devices such as crack pipes etc. WHY WAS THIS PART OF CODE REMOVED?????	Deemed approved allows the Code to require businesses that were legally established and are non-conforming to follow certain standards. The chapter addresses tobacco retailers or smoke shops. Selling of certain merchandise is beyond the scope of the Zoning Code and not included in the current Code.	16.340.04, 16.340.05
105	Traffic Enhancements	Beautify Vallejo by adding boulevards with flowers in the center.	Not addressed in the Zoning Code	
106	Traffic Round-About	Assigning some roundabout may help reduce traffic, especially along Sonoma Boulevard. One specific location would be at the end of highway 80 and the beginning of Sonoma Boulevard.	Not addressed in the Zoning Code	
107	Waterfront Uses	Lack of code to open up waterfront use to residents and allow more access.	Code includes requirement to provide public access for projects that are within 100 feet of shoreline.	16.203.03.O, 16.204.03.L, 16.205.03.
108	Wireless Facilities	Why aren't towers required to be disguised If within 300 feet of a residential area or business area?	Code requires general screening in the immediate vicinity and the zoning district where located for all facilities.	16.341.05.A.1

**NEW ZONING CODE COMMENT TRACKER**  
**MODULE 3: CITYWIDE STANDARDS - A**  
**OPEN HOUSE #4 - October 7, 2019**  
**Updated March 2021**

#	TOPIC	Comment	Response/Status	Zoning Code Section No.
1	Community Gardens	Love community gardens; would love to see the standards encourage more of them	Community Gardens and standards are included.	16.301, 16.314
2	Fences and Walls	What happens to homes that have chainlink in front right now? How about businesses that use chainlink to protect their goods:	Chainlink fences are allowed; see Fences, Walls, Screening Chapter.	16.505
3	Landscaping	20% landscape requirement is too much and doesn't account for the additional parking requirements	City's goal is to increase landscaping. Planting of street trees and landscaping improves the City aesthetically, encourages walking and biking, and creates a stronger sense of identity.	16.504
4	Mobile Food Vending	Why no sound equipment? 200-ft separation is too large. Food trucks cluster, which is good for their clients.	Noise may be disruptive; Code removes 200-ft separation.	16.327
5	Non-Conforming Uses	Flexibility is very important. Cannot anticipate all future possibilities.	See Nonconforming Chapter.	16.205
6	Screening	Camouflage and screen rooftop equipment for highly visible properties.	Screening is required; See Fences, Walls and Screening Chapter	16.505
7		Need hotels/conference centers	Added conference center as a land use type that is permitted in certain commercial districts.	16.301, 16.701
8	Community Gardens	Encourage community gardens in this city for sustainability. If help is needed, funding should be available.	See response to #1 above.	16.314
9	Fences and Walls	Fences and walls should be 8 feet and above for obvious reasons	Fence height is maintained at 6 feet with a 1-foot extension that must be decorative.	16.505

#	TOPIC	Comment	Response/Status	Zoning Code Section No.
10	Landscaping	Property owners cannot afford professional landscapers because its too expensive. If affordable landscapers are offered, then this is supported.	Not addressed in Zoning Code.	
11	Mobile Food Vending	As long as cleanliness is maintained around the trucks, doesn't obstruct traffic or driveways, vendors need to be in compliance.	See Mobile Food Vending standards which include maintenance and circulation requirements.	16.327
12	Non-Conforming Uses	Property owners need to be informed if a non-conforming residential unit is rented out as a halfway house with reisdents that keep going in/out or changing transients.	Not addressed in Zoning Code.	
13	Commuters	People who commute are interested too, so can meetings like these important issues be on a Saturday?	The meetings were held on same night as PC Study Session for efficiency and scheduling purposes.	
14	Community Gardens	Wonderful idea to connect people to the land, build community, educate children and beautify blighted properties.	See response to #1 above.	
15	Fences and Walls	Many vallejo neighborhoods look dangerous and unwelcoming. Uniform fencing policies will restorea neighborhood appearance rather than a crime scene.	Zoning Code cannot regulate type but includes height and material standards; see Fences, Walls, Screening Chapter.	16.504
16	Landscaping	Ofter forgotten, always criticalfor creating inviting, attractive, beautiful spaces	See Landscaping Chapter.	16.505
17	Mobile Food Vending	People are really struggling in our socitey. People should be allowed to legally and safely build a sustainable cottage industry whatever that entails	See Home-Based Business Chapter.	16.321
18	Non-Conforming Uses	Many older properties (1930s and 40s) have studios or apratments that are non-coforming. As property values have recovered since the bankruptcy, this puts a great buden on home buyers.	Nonconforming uses may continue; expansions not allowed; see Nonconforming Chapter.	16.105

#	TOPIC	Comment	Response/Status	Zoning Code Section No.
19	Outreach	Vallejo needs to develop an outreach project to licensed contractors in neighboring counties. Find a great plumber on yelp or a general contractor. His service area never includes Vallejo.	Not addressed in Zoning Code.	

**NEW ZONING CODE COMMENT TRACKER**  
**MODULE 2: ZONING DISTRICT AND PURPOSES**  
 July 21, 2019  
 Updated March 2021

#	Section	Page #	Comment	Response/Status	Section No.
1	Urban Villages		Add urban village hubs in SouthVallejo, waterfront and on Mare Island to indicate desire for essential businesses like grocery and pharmacy	Urban villages is a concept and not included in the Zoning Code. Uses found in urban villages are allowed in the NMX and CC zoning districts.	16.203, 16.204
2	Historic District		Add Sperry Mill , Downtown Heritage District and Mare Island Historic District	See Zoning Map	
3	Waterfront mainland and MI		Indicate public trust along the waterfront mainland and Mare Island	Not addressed in Zoning Code.	
4	Unincorporated areas		Pulling the unincorporated areas that benefit from many city services into city proper	Annexation is part of City council purview;not addressed in Zoning Code.	
5	Truck and Bus routes		Adding proposed truck and bus routes before decisions get locked in on industrial areas and areas that require truck deliveries	Not addressed in Zoning Code.	
6	Rail Lines		Convert rail line that parallels Broadway into a safe biking/walking rail-to-trail connection	Not addressed in Zoning Code.	
7	Mare Island		Add bridge to south end of MI w/protected bike/walk paths	Not addressed in Zoning Code.	
8	Introduction	1	How many existing zones are being carried forward and new zones are being created?	12 existing districts (renamed); 6 new districts	16.201 - 16.208
9	General		No abbreviations	Corrected	
10	General		District names in some instances are inconsistent with designations	Corrected	
11	Proposed Zoning Districts	1	Why is commercial name if Primarily Single Family is a General Plan designation	Commercial uses are allowed in PSF GP areas.	
12	Proposed Zoning Districts	1	How does CN and CS differ	No longer applicable; no CS zoning district.	
13	Draft Zoning Purposes	6	What does limited mean; explain	Residential is allowed under certain conditions.	

#	Section	Page #	Comment	Response/Status	Section No.
14	Draft Zoning Purposes, CS	6	CS - do you mean auto services and storage	No longer applicable; no CS zoning district.	
15	Draft Zoning Purposes, WMX	6	What about services such as VMT	Purpose includes marine-oriented services.	
16	Draft Zoning Purposes, CC	7	What is the difference between a community and a neighborhood	Terms are generally the same.	
17	Draft Zoning Purposes, NC	8	Why isn't this a commercial zone	Changed to NMX	16.203
18	Draft Zoning Purposes, M	8	Is La Clinica offices or medical	Medical offices	16.701
19	Overlay District AH	11	What about parts of Sonoma	None used in Zoning Code	
20	Special Districts, SP	11	Add definition of Specific Plan; for purpose, what does substitute mean	See Specific Plan Areas	16.210
21	Special Districts, SP	12	I thought there were over 20	No; misinformation has been provided to public. There are a number of SAPs but the zoning districts are LDR and they are not used for regulating use in those areas.	
22	Special District, PD	12	Explain why the new Code will consolidated the four types of PDs into a single PD category	To minimize the number of zoning districts s and provide greater flexibility in the type of uses allowed in each PD district.	16.209
23	Neighborhood Wants		Neighborhood markets/small grocery stores, No Community Gardens; housing in downtown	Markets allowed in Residential, Mixed-Use and Cmmmercial Districts (Part II Districts); Community gardens are allowed but with operational requirements; housing in Downtown, DMX Districts	16.301, 16.314
24	Neighborhood Wants		Outdoor recreaton, community gardens	New Parks, Recreation and Open Space Zoning District, community gardensare allowed	16.207, 16.301, 16.314

#	Section	Page #	Comment	Response/Status	Section No.
25	Neighborhood Wants		Indoor and outdoor recreation, child care centers	Parks, Recreation, Open Space (PROS) district and Chapter () Day Care, Adult, Child	16.207 and 16.315
26	Neighborhood Wants		Indoor and outdoor recreation, child care centers	Same as #25 above	16.207,16.315
27	Neighborhood Wants		Fire Protection in Hanns Park	Fire protection is beyond the scope of the Zoning Code.	
28	Neighborhood Wants		Community gardens, hardware Store	See 23 and 24 above; hardware store is general retail	16.301, 16.701
29	Residential View District		Wants to keep View District	Residential View District is retained.	16.213

## NEW ZONING CODE COMMENT TRACKER

### MODULE 1: DRAFT USE CLASSIFICATIONS AND DEFINITIONS

June 17, 2019

Updated March 2021

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
1	1.1 Use Classifications	4	Liquor Store. What about food?	Food is not required.	16.701
2	1.1 Use Classifications	4	Adult businesses: Define.	Definition is provided in Part VII.	16.701
3	1.1 Use Classifications	5	"back room activities." Conflicts with some specific plans.	Removed from Code	
4	1.2 Definitions	5	What do you mean?	This means that definitions will not include development standards.	
5	1.2 Definitions	6	<i>Establishing a more robust and detailed set of Use Classifications, as described above, will allow the definitions in the new Code to exclude terms such as Liquor store, large format, and Banquet facility, ancillary and Banquet facility, stand alone, which may warrant different levels of regulation. What is the advantage?</i>	Uses and definitions have been combined.	16.701
6	1.2 Definitions	6	What about links in the document?	The online version of the Code will include links.	
7	Attachment A	1	<i>Expanded to include clean and sober facilities, residential hotels, convents and other types of organizational housing and farmworker housing and exclude Residential care and other licensed facilities. How are they different?</i>	Residential care and other licensed facilities are typically licensed by the State whereas the former are not.	16.334
8	Attachment A	1	<i>Guest residential. Non rent?</i>	Guest residential does not include full living unit facilities such as a kitchen.	16.701
9	Attachment A	1	<i>Community education. Tutoring</i>	Removed from Code; more specific uses provided.	
10	Attachment A	1	<i>Community education. School. K-12?</i>	Definition of School K-12 is provided and specifically called out as a separate use in the Use Table	16.701, 16.301

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
11	Attachment A	1	<i>Cultural exhibits and library services.</i> <b>Library should be separate.</b>	Not separated; these similar use types.	16.701
12	Attachment A	1	<i>Essential services: Utility, major. Utility, minor.</i> <b>How? Define.</b>	Removed from Code	
13	Attachment A	2	<i>Group care. Adult Day Care. Term "half-way house" has been replaced by correctional facility.</i> <b>No!</b>	Corrected. Group Care and Adult Care are different from a correctional facility.	16.701
14	Attachment A	2	<i>Major impact services and utilities. Specific uses (e.g. correctional facilities) classified separately. ?</i>	Removed from Code	
15	Attachment A	2	<i>Religious assembly. Community assembly.</i> <b>In past treated churches differently. Social clubs?</b>	These are separated in the Use Table.	16.701, 16.301
16	Attachment A	2	<i>Adult Business.</i> <b>What is this?</b>	Definition is provided in Part VII.	
17	Attachment A	2	<i>Pet day care service.</i> <b>They also board.</b>	No; there is a separate definition for boarding.	16.701
8	Attachment A	2	<i>Repairs, heavy equipment.</i> <b>What about cars?</b>	Distinct definition provided for autos.	16.701
19	Attachment A	2	<i>Towing and impound. Vehicle Storage.</i> <b>Should they be separate from list?</b>	Yes; these are separated in the definitions.	16.701, 16.301
20	Attachment A	3	<i>Bar/nightclub.</i> <b>Separate.</b>	Yes; separated	16.701, 16.301
21	Attachment A	3	<i>Financial, insurance and real estate services.</i> <b>Where do notaries fall?</b>	Notaries are often included in these establishment and not a separate use.	16.701
22	Attachment A	4	<i>Commercial entertainment and recreation. Large-scale Facility. Small-scale Facility.</i> <b>Definition of size.</b>	Size is provided in the definition.	16.301
23	Attachment A	4	<i>Retail Sales: With Drive-through Service.</i> <b>Why with drive-thru?</b>	Any drive-through is subject to the Drive-In and Drive-Through Facilities regulations	16.316
24	Attachment A	4	<i>Transient Lodging: Vacation rental (Short-term Rental).</i> <b>But less than 30 days not allowed?</b>	Correct; Short-term rentals will be addressed in Phase II.	
25	Attachment A	4	<i>Wholesaling, Warehousing, Storage and Distribution: Explosive Storage.</i> <b>Do we want?</b>	Yes; we need to provide for all uses.	
26	Attachment A	4	<i>Artist's studio: Light. Heavy.</i> <b>What is difference?</b>	Equipment type; see definition.	16.301
27	Attachment A	4	Distilleries?	Yes; they are permitted.	16.301

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
28	Attachment A	5	What is this?	Shows existing and proposed use types.	
29	Attachment A	5	What about Syar?	Syar is outside of City boundaries	
30	Attachment B: Draft Use Classifications	1	Group residential. How different from Air BnB?	Length of stay is a key difference. "Group residential" is for permanent and semi-permanent housing, not transient or vacation oriented.	16.301
31	Attachment B: Draft Use Classifications	2	Confusing how different. Do you mean to include both?	Yes; required by the State.	16.701
32	Attachment B: Draft Use Classifications	2	Is there a minimum stay?	No minimum stay for Supportive Housing.	
33	Attachment B: Draft Use Classifications	3	Transitional housing. Any max?	Yes; program may include a maximum.	16.701
34	Attachment B: Draft Use Classifications	3	Colleges and trade schools, public or private.	All are included in the Use table.	16.301, 16.701
35	Attachment B: Draft Use Classifications	4	Emergency shelters. 6 months or less.	Yes	16.701
36	Attachment B: Draft Use Classifications	4	Government office. How different from corp. yard?	Definitions excludes storage yard	16.701
37	Attachment B: Draft Use Classifications	4	Clinic. [INSERT care/checkups]. Does definition change how La Clinica was defined? Is day surgery included and outpatient surgery?	Clinic is considered a medical office use.	
38	Attachment B: Draft Use Classifications	5	Neighborhood parks. Open to the public ?	Yes; parks are not private unless strictly maintained by a private development.	
39	Attachment B: Draft Use Classifications	5	Open space. What about access?	Passive and active recreation assumes access is provided.	16.701
40	Attachment B: Draft Use Classifications	5	Parking facility. Whether*	Comment unclear.	
41	Attachment B: Draft Use Classifications	5	Social services center. How about just having problems/need of services?	This is included in the definition; states provides a variety of supportive services.	16.701

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
42	Attachment B: Draft Use Classifications	6	Adult Bookstore or Adult Video Store.	These are allowed uses in current Code and New Code.	16.301
43	Attachment B: Draft Use Classifications	6	Grooming and Pet Store. What does this mean?	Definition includes both in animal care, sales and services.	16.701
44	Attachment B: Draft Use Classifications	7	Kennel. Why?	Kennels are a type of animal oriented business.	
45	Attachment B: Draft Use Classifications	7	Automobile Rental. What about pits to service vehicle?	Definition includes service areas.	16.701
46	Attachment B: Draft Use Classifications	7	Auto/Vehicle Sales and Leasing. How is renting different?	Leasing does not have a showroom or display area.	16.701
47	Attachment B: Draft Use Classifications	7	Limited. What about signs?	Signs are addressed in Auto Vehicle sections and Signs.	16.16.301 - 16.310, 16.509
48	Attachment B: Draft Use Classifications	8	Small Scale. Must they be inside?	Comment unclear.	
49	Attachment B: Draft Use Classifications	8	Business services. No clear/confusing.	These are part of business and professional offices.	16.701
50	Attachment B: Draft Use Classifications	9	Can a cannabis or alcohol store have 3 games?	Comment unclear.	16.701
51	Attachment B: Draft Use Classifications	9	Eating and drinking establishment. What does this mean?	Typical zoning category for establishments that provide on-site food and beverage sales	
52	Attachment B: Draft Use Classifications	9	Brewpub. Must microbrewery be onsite?	No, but typically provided on site.	16.701
53	Attachment B: Draft Use Classifications	9	Restaurant, Full Service. Must food sales be more than a X%?	Yes; to sell alcohol, restaurant shall be bona fide eating place which is 66% of food sales per ABC.	16.305.02.A
54	Attachment B: Draft Use Classifications	9	Restaurant, Limited Service. Is alcohol allowed?	Yes	16.305.02.A
55	Attachment B: Draft Use Classifications	1	Equipment Rental. What is this use called?	Same as identified.	16.701
56	Attachment B: Draft Use Classifications	1	Convenience Store. What does "terms" mean? Where is this?	Terms is not included in definition.	16.701

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
57	Attachment B: Draft Use Classifications	1	Mobile Food Truck Off-Street. What about on street?	On-street or public property is not regulated in the Zoning Code.	16.327.01
58	Attachment B: Draft Use Classifications	1	Funeral/internment service. What about services at funeral home?	This is included in the definition.	16.701
59	Attachment B: Draft Use Classifications	1	Medical and dental. Does this cover clinics, such as La Clinica. What about urgent care office?	Yes. Urgent care is typically hospital but can be provided in medical offices as well.	16.701
60	Attachment B: Draft Use Classifications	1	General Personal Services. [Non sexual services]	No; does not include sexual services, which are considered an Adult-Use Business.	16.701
61	Attachment B: Draft Use Classifications	1	Massage Establishments. Licensed?	Yes; see definition and related section.	16.701, 16. 326
62	Attachment B: Draft Use Classifications	1	Tattoo or Body Modification Parlor. Piercing	This is considered a personal service.	
63	Attachment B: Draft Use Classifications	1	Firearm Sale. Must they be licensed?	Licensing not addressed in the Code.	16.701
64	Attachment B: Draft Use Classifications	1	Smoke shop. What about e=cigarettes, etc.?	These are considered a tobacco related product.	16.701
65	Attachment B: Draft Use Classifications	1	Vacation rental. Is manager or onsite person required? Where does Air Babb fall?	Not included in Code; will address in Phase II.	
66	Attachment B: Draft Use Classifications	1	Artisan/small-scale manufacturing. What do you mean?	Definition is provided.	16.701
67	Attachment B: Draft Use Classifications	1	Studio-Heavy. Why isn't this a separate category? This is a duplicate.	This is a separate use in the land use table.	16.301
68	Attachment B: Draft Use Classifications	1	Cannabis cultivation. Isn't there a restriction on square feet?	Yes; regulations have been updated in the Errata to include requirements adopted by City Council.	16.312
69	Attachment B: Draft Use Classifications	1	Cannabis manufacturing. Define which ones. Is this now allowed?	Yes; See above response.	
70	Attachment B: Draft Use Classifications	1	Industry, general. What does this mean? Why?	Definitions clarifies this use.	16.701

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
71	Attachment B: Draft Use Classifications	1	Media production. Why does this belong here?	This is considered an industrial type use.	16.701
72	Attachment B: Draft Use Classifications	1	Recycling facilities. Who is this?	Comment unclear.	16.701
73	Attachment B: Draft Use Classifications	1	Recycling, small. Spell out.	Corrected	
74	Attachment B: Draft Use Classifications	1	Warehousing, storage, and distribution. Max size?	No; the size is based on the FAR of the district.	16.206.A
75	Attachment B: Draft Use Classifications	1	Indoor warehousing and storage. ?	Yes; this use is allowed.	16.301
76	Attachment B: Draft Use Classifications	1	Outdoor storage. Must items be hidden from street view?	Yes; screening is required within 500 feet of a residential zoning district.	16.506
77	Attachment B: Draft Use Classifications	1	Mini-storage. [INSERT] Self storage	Definition includes self-storage.	16.701
78	Attachment B: Draft Use Classifications	1	Airports and heliports. Do we have these?	Yes; Sutter-Solano Hospital has a heliport.	16.301, 16.701
79	Attachment B: Draft Use Classifications	1	Accessory dwelling unit. [INSERT] 1,000 square feet or less. Why is this not in section about homes, etc.?	No; state allows 1,200 square feet.	16.303
80	Attachment C: Sample Table	1	Define letters on each page.	No longer applicable	
81	Attachment D: Draft Definitions	1	Abandoned, Abandonment. What about conforming property?	This is addressed in Nonconforming Chapter.	16.105
82	Attachment D: Draft Definitions	1	Abutting, Adjoining. ?	Definitions provide a distinction.	16.701
83	Attachment D: Draft Definitions	1	Access. Does this include public or another property owner?	Definition is intended to be general and apply as appropriate.	16.701
84	Attachment D: Draft Definitions	1	Administrative Review. What about appeals?	See definition; Appeal is based on permit type and Review Authority	16.701, 16.602
85	Attachment D: Draft Definitions	2	Allowed Use. Confusing.	Used in the same manner as permitted.	16.701

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
86	Attachment D: Draft Definitions	2	Alley. [CORRECTION] "permanently"	Correction made.	16.701
87	Attachment D: Draft Definitions	2	Minor alteration. What if changes look?	Definition addresses overall look.	16.701
88	Attachment D: Draft Definitions	2	Amusement machine. Define. What about tickets, etc.?	Tickets are the same as thing of value.	16.701
89	Attachment D: Draft Definitions	2	Animals, domestic (Household pets). What about parrots?	It is reasonably assumed that a parrot is a type of household pet.	16.701
90	Attachment D: Draft Definitions	2	Animal keeping. [INSERT] pig.	Correction made.	16.701
91	Attachment D: Draft Definitions	3	Approval Authority. Who is this?	Changed to Review Authority, which is defined.	16.701
92	Attachment D: Draft Definitions	3	Attic. What about storage?	Considered part of the definition; not habitable.	16.701
93	Attachment D: Draft Definitions	3	ADU?	See definition for Accessory Dwelling Unit.	16.701
94	Attachment D: Draft Definitions	4	Basement. [NOTE] Example.	See definition.	16.701
95	Attachment D: Draft Definitions	4	Bathroom. What about powder room?	This is not used in the Code.	16.701
96	Attachment D: Draft Definitions	4	Bedroom. Is closet required?	Yes	
97	Attachment D: Draft Definitions	5	Building face or façade. [CORRECTION] "top"	Correction made.	16.701
98	Attachment D: Draft Definitions	5	Building frontage. What about office building with many businesses?	Applies to any building type regardless of use.	16.701
99	Attachment D: Draft Definitions	6	Recreational cannabis dispensary. Store?	Removed from Code. Referred to a cannabis retail.	
100	Attachment D: Draft Definitions	77	Care facility, large, licensed. Half-way houses? Define.	See Group Residential.	16.701
101	Attachment D: Draft Definitions	7	Care facility, large, unlicensed. Mental? Physical?	See above response.	

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
102	Attachment D: Draft Definitions	8	Carport. Define.	Definition is provided.	16.701
103	Attachment D: Draft Definitions	8	Condition of approval. [INSERT] "enforceable"	Enforceable is not included. The definition states "requirement" and all requirements are enforceable.	16.701
104	Attachment D: Draft Definitions	9	Correctional facility. [INSERT] "non-government"	Non-government is not included.	16.701
105	Attachment D: Draft Definitions	9	Deemed approved use. Reword confusing.	Definition provides general use of term.	16.701
106	Attachment D: Draft Definitions	1	Distillery. ?	Definition is provided.	16.701
107	Attachment D: Draft Definitions	1	Efficiency unit. What is max size?	No maximum size specified; however a Junior ADU has a maximum size of 500 square feet.	16.303
108	Attachment D: Draft Definitions	1	Grocery store. [INSERT] 50%	Not included; majority assumes over 50 percent	16.701
109	Attachment D: Draft Definitions	1	Guest house. Is length of stay an issue or relationship to owner? Must main home be occupied by owner?	Length of stay is a private matter.	16.701
110	Attachment D: Draft Definitions	1	Confronting lot. Need picture.	Graphic is not included.	
111	Attachment D: Draft Definitions	1	Interior lot. Diagram.	Graphic is not included.	
112	Attachment D: Draft Definitions	1	Lot Line Types. Need diagrams.	Graphic is not included.	16.104
113	Attachment D: Draft Definitions	1	Manufactured housing. [NOTE] Minimum length.	There is no minimum length for this type of structure.	16.325
114	Attachment D: Draft Definitions	1	Nonconforming use. What if use stops for 1 year?	Use must conform to New Code; see Nonconforming Chapter.	16.105
115	Attachment D: Draft Definitions	1	Overlay district. Do we have these?	No.	

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
116	Attachment D: Draft Definitions	1	Parking area. [NOTE] Time.	This describes the area. Auto storage provides for short-term and long-term parking.	16.701
117	Attachment D: Draft Definitions	1	Public right-of-way. Can it be privately owned?	Yes; but underlying ownership is not a factor.	16.701
118	Attachment D: Draft Definitions	1	Recreation facilities. {CORRECTION} "on"	Correction made in Errata.	16.701
119	Attachment D: Draft Definitions	1	Recreational vehicles. [CORRECTION] "automotive"	See definition	16.701
120	Attachment D: Draft Definitions	1	Rooming house and/or boarding house. Any minimum stay?	No	
121	Attachment D: Draft Definitions	2	Smoke shop. What %?	Includes more than 20 percent or more of the display area.	16.340
122	Attachment D: Draft Definitions	2	Structure, temporary. Is there a max time?	Depends on use; see temporary uses.	16.339
123	Attachment D: Draft Definitions	2	Undevelopable land. [NOTE] Rockslides. Water bodies.	This pertains to areas on a particular site that may be considered for development.	16.701
124	Attachment D: Draft Definitions	2	Primary use. What if no use occupies 70%?	Then no primary use exists.	16.701
125	Attachment D: Draft Definitions	2	Front yard. [NOTE] Diagrams.	See Rules for Measurement diagram.	16.104
126	Historic areas		Historic neighborhood setbacks should be in keeping with adjacent houses.	This is required in all neighborhoods for vacant infill lots.	16.201
127	Setbacks		Keep all current setback codes, etc. for historic districts.	Setbacks are the same.	16.202
128	Post Office Use		Post office traffic same as fast food restaurant. Classification should not be the same as government office.	Not always; fast food also includes dine-in. This is a government office.	16.701

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
129	Covenants		Prevent corporations from placing restrictive covenants on former locations, which block access to healthy foods, i.e. Safeway Downtown. Walker-owned cooperative.	Not addressed Zoning Code	
130			Zones need to be updated to reflect current usage, e.g. Sperry site next to homes.	See zoning map.	
131	Subsidized Housing		Be mindful to distribute subsidized housing not bunch it in handful of areas. Mixed income housing and inclusive housing needed.	Not addressed in Zoning Code.	
132	Nonconforming use		Legal non-conforming issues and procedures.	Addressed in Nonconforming Chapter.	16.205
###	Homeless		Zoning for homeless people is a definite need for all the city.	See Emergency Shelters.	16.301, 16.317
134	Buffer zones		Need buffer zone between industrial and other less intensive zones e.g., residential.	See development standards for industrial uses.	16.206
135	Enforcement		Codes need to be enforced, especially re. commercial landl	See Abatement and Enforcement.	16.615
136	Inclusionary Housing		Need inclusionary housing for new developments and for exclusive home areas in east hills. NOT "in-lieu of."	Will address in Phase II.	
137	Homeless		Do NOT concentrate homeless support and permanent housing, e.g., do NOT put Eden Housing next to Christian Help Center!	Comment noted.	
138	Vacated Commercial Areas		Need zoning transition for former retail areas now vacated strip malls, etc.	See new uses allowed in mixed use and commercial zoning districts.	16.301
139	Trailer Parks		Are you planning more zoning available for more property needed for a new trailer park and mobile park for so many low income?	Not specifically.	
140	Staff Knowledge		City staff needs to know zones so citizens don't have delays in permit process.	Comment noted.	
141	Parking		Do not lower requirements for parking in crowded historic districts. Quality of life issues.	Parking requirements have been reduced citywide.	

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
142	Planning Fees waived		Planning approval fee should be waived if Planning gives wrong guidance!	Indemnification section is added to the Zoning Code.	16.602.03
143	Sperry Mills		Please rezone the (VMT/ORCEM) Sperry Mill site to mixed-use/light-industrial.	Comment noted.	
144	Mapping		Maps should have clearly identified main streets to locate various zones.	See zoning map.	
145	Truck Routes		Truck drivers currently use Google Maps. They don't use approved truck routes.	Not addressed Zoning Code.	
146	Sperry Mills		We are eager for the Sperry Mill site to be confirmed as mixed-use/light industrial.	Comment noted.	
147	Annexations		Time to include unincorporated areas into City of Vallejo. Yes!	Not addressed Zoning Code.	
148	Standards		Lots. Building Height. Use averages.	Zoning Code is required to provide clear and objective standards.	
149	Historic areas		Know ALL (and follow) historic preservation standards and guidelines. Historic building code too.	See Architectural Heritage and Historic Preservation Chapter. Historic Building Code not addressed in Zoning Code.	16.614
150	Sperry Mills		Sperry site needs to be rezoned now that it's surrounded by housing. No more heavy industry.	Comment noted.	
151	Homeless		Zoning needs to address homelessness.	See Emergency Shelters.	16.317
152	Vehicle Storage		Locations for outdoor vehicle storage are needed in Vallejo.	See Land Use Table	16.301
153	Vehicle Storage		Proposed zoning could make vehicle storage non-conforming.	See Land Use Table	16.301
154	Planning Commission and zoning issues		Regularly highlighted zoning issues as a Planning Technician with the City of Vallejo. The Planning Commission should be apprised of these issues.	Not addressed Zoning Code.	
155	Public Review		Wants mechanism for seeing the Zoning Ordinance update process. Wants to see edited version of Module 1. Time is needed for the review.	Unable to provide due to limited staffing resources.	

#	Section/Topic	Page #	Comment	Response/Status	Zoning Code Section No.
156	Public Input		Has general concerns and comments on lack of public comments in the Planning Commission packet.	Unable to provide due to limited staffing resources.	
157	Perception		Difficult is perceived as difficult in Vallejo.	Comment noted.	
158	Public Input		Concerned about the lack of public participation in the Zoning Ordinance update process.	Comment noted.	
159	Current Code		Transition from the old to new Zoning Ordinance is key.	See Annotated Zoning Code showing most major changes.	
160	Current Code		Some items may need to carry over to new Zoning Ordinance.	See above response.	
161	Compliance with State Law		Get something done to allow development while not conflicting with State law. Specific topics can be discussed in the future.	Phase II will address topics not covered in Phase I.	
162	Specific Plans		Weird specifics in the adopted Specific Plans should be generalized.	Will address Specific Plans in Phase II.	
163	Farmer's Market		"Farmers Market" definition should not be too specific.	See definition and regulations.	16.701, 16.318

## NEW ZONING CODE COMMENT TRACKER

### PRE-MODULE

OPEN HOUSE #1 - March 28, 2019

Updated March 2021

#	Comment	Response/Status	Zoning Code Section No.
1	What is the point of getting a “determination letter” from planning when they still change their mind? How can businesses be expected to plan when the rules keep changing? It costs money to invest in a business and is not business friendly to keep changing the requirements and timelines! Welcome to the City of “I don’t know!”	New Zoning Code provides a more precise process.	16.601
2	Need an “Index” to search General Plan	Not addressed in Zoning Code.	16.505
3	Need major restaurants in Vallejo	Restaurants are allowed in most commercial zoning districts; business attraction is not covered in the Code.	16.301
4	How does new ADU regulation fit with all of this?	Regulations are updated in the Code.	16.303
5	Remove all industrial uses from waterfront	Waterfront industrial uses exist and are consistent with the General Plan.	16.301
6	Big backyards and pools are California’s past, apartment (market rate) are its future.	Many homes in Vallejo have large backyards; however, New Zoning Code encourages multi-family development.	16.203, 16.301
7	Owning a car will soon be as quaint as owning a house	Parking requirement has been reduced for most land use types.	16.508
8	Housing exploitation is right in poor neighborhoods. No warehousing the poor, mixed income.	Warehousing is not allowed in residentially zoned areas.	16.301
9	Note that four Oakland churches to offer overnight parking for homeless living in cars	Religious assembly may include an accessory or temporary use.	16.302
10	The new “Dream Home” should be a condo.	Housing type is a personal choice; Vallejo provides for single-family and multi-family residency and multi-family development is encouraged.	16.203, 16.301

#	Comment	Response/Status	Zoning Code Section No.
11	Wetland marsh is a “secret weapon” against climate change-	Comment noted	
12	Make Blue Rock Springs Golf Course into “Open Space” NOT housing	Golf Course will remain as an open space area.	
13	Parks/open spaces attract people	Parks, Recreation and Open Space has been added as a new zoning district.	16.207
14	“Design Standards” is subjective and must be flexible—no cookie-cutter projects	Design Review has been added to the Code and specific Design Guidelines will be developed in Phase II.	16.604
15	Cooke	Project approved in 2020	16.504
16	Costco could go anywhere-Sonoma Blvd?	Sonoma Blvd. is zoned CC and allows large-format retail.	16.301, 16.322
17	Just moving an existing business from one location to another, unless creates many more jobs is not good land use.	Business relocation is not addressed Zoning Code.	
18	The back part of the property should be small business- especially Redwood Vet, etc. Thus, I-80 exits could be realigned. Housing there creates few and short-term jobs. Not highest use.	Comment noted	
19	Sonoma-Remove non-competitive covenants? Been more than 15 years since waterfront proposal	This is not addressed in the Zoning Code.	
20	500 ft rule? Not valid when proposal is surrounded by parking lots, i.e. Waterfront Park & Plan	Zoning Code must provide standard method for measurements and that is from property line.	16.104
21	Multiple housing/jobs/walk to talk. But at 39% poverty level, not low-income or at least no 100% low income developments.	This is not addressed in the Zoning Code.	

#	Comment	Response/Status	Zoning Code Section No.
22	Concerned about: - Non-owner occupied ADUs, stable neighborhoods lose desirability, property values go down and noise ordinance has not kept pace. Long run city loses. - Police station on the waterfront? All that money? What about satellite stations? So many better ideas.	Owner-occupancy requirement not allowed by State Law; location of Police Station is not addressed in the Zoning Code.	16.303
23	Vallejo has three things going for it: Waterfront, Beautiful houses, the people; Issues: (1) Restaurant attraction (2) Music district (3) Live/work	Comment noted	
24	Chapter 16-10 Resource Conservation District: Read [the] Title Purpose 16.10.010 "Parkland in Public Ownership" 16.10.015 and 16.10.020-Permitted uses should NOT include A. Restriction A-1	Comment noted	16.301
25	We must specify Park and Open Space lands more narrowly. Restrictions on development must be defined clearly.	New Parks, Recreation and Open Space zoning district is added and it has a limited number of uses permitted.	16.201, 16.301
26	Chapter 16.30 Public and Quasi-Public Facilities District: Needs specific Open Space conservation and preservation language and designations. [Should be] zero development (minimum parking and tolls allowed)	Public and Semi-Public zoning district limits allowed uses. Collecting tolls for parking is a City Council decision.	16.301
27	West side-no "LDR"	There are many LDR areas on the west side of the City.	
28	Review minimum lot size for LDR – lower it!	Minimum lot size is not reduced; small lot development is allowed in all RLD and RMD districts.	16.202.05
29	Keep current lot size in Vallejo Heights	Small lot development includes Vallejo Heights.	16.202.05

#	Comment	Response/Status	Zoning Code Section No.
30	Convert under-utilized/blighted commercial space into walkable workforce multi-unit housing ownership "community land trust" "tenants in common"	Commercial building conversion is allowed.	16.203,16.204

**ATTACHMENT 4 4**  
**NEW ZONING CODE PROJECT MARCH 29, 2021**  
**BCDC STATUS**

**BCDC REVIEW OF THE WHITE SLOUGH SPECIFIC PLAN AMENDMENT**

**From:** [Aichele.Cody@BCDC](mailto:Aichele.Cody@BCDC)  
**To:** [Michelle.Hightower](mailto:Michelle.Hightower)  
**Cc:** [Scourtis.Linda@BCDC](mailto:Scourtis.Linda@BCDC)  
**Subject:** White Slough Status  
**Date:** Friday, March 19, 2021 5:32:17 PM

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Dear Michelle,

Thank you for your continued correspondence regarding the updates to the City of Vallejo's Zoning Code Project and the subsequent amendment to the White Slough Specific Area Plan. Upon BCDC staff review of the project documents, staff finds that the proposed amendment requested by the City of Vallejo is consistent with the White Slough Protection and Development Act, the McAteer-Petris Act and with the San Francisco Bay Plan in that it will not adversely affect the Bay nor public access to and enjoyment of the Bay. We look forward to the results of your Planning Commission meeting on March 29<sup>th</sup>, and will continue to work with you to complete the project.

Thank you for your consideration in this amendment process.

Have a great weekend!

Sincerely,

Cody Aichele-Rothman

BCDC Coastal Planner

**ATTACHMENT 5**  
**NEW ZONING CODE PROJECT - MARCH 29, 2021**  
**RESOLUTIONS AND ORDINANCES**

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-03**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL  
ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING AND REPORTING  
PROGRAM FOR THE NEW ZONING CODE PROJECT**

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**I. GENERAL FINDINGS**

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

WHEREAS, the City has completed a comprehensive update of Title 16, Zoning Code of the Vallejo Municipal Code to implement General Plan 2040; and

WHEREAS, the Project includes the following: (1) repealing the current Title 16, Zoning Code of the Vallejo Municipal Code in its entirety and adopting a new Title 16, Zoning Code; (2) repealing the current Zoning Map in its entirety and adopting a new Zoning Map; (3) amending the General Plan Text and Land Use Map; (4) repealing the Northgate Specific Plan/Master Plan and PUDs #575 and #582; (5) amending the Downtown Vallejo Specific Plan/Master Plan; and (6) amending the White Slough Specific Area Plan/Master Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. (CEQA) and California Code of Regulations, Title 14, Chapter 3, (CEQA Guidelines) Section 15000 et seq. and specifically Guidelines Sections 15070-15074, an Initial Study/Mitigated Negative Declaration ("IS/MND") has been prepared for the Project (State Clearinghouse #2021010077) and was made available to the public for review on January 8, 2021 and posted at the State Clearinghouse on January 11, 2021. Said IS/MND is tiered from the Environmental Impact Report (EIR) prepared for the General Plan 2040 and Sonoma Boulevard Specific Plan, certified by the City Council in August 2017; and

WHEREAS, the IS/MND was prepared in compliance with the requirements of CEQA and the City of Vallejo Environmental Review Guidelines and included an analysis to determine if the Project would result in significant physical impacts to the environment; and

WHEREAS, the IS/MND did not identify any significant environmental impacts arising from the Project, or the operation of the Project that could not be mitigated to a less than significant level; and

WHEREAS, public notices announcing a 30-day public review period for the IS/MND, beginning January 8, 2021 and ending on February 9, 2021 and the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to

March 15, 2021 and March 29, 2021 was sent to all public agencies potentially serving the Project, all responsible and trustee agencies, and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, the Planning Commission held a public hearing on, March 29, 2021 and considered all oral and written comments on the IS/MND, the Project, and associated actions.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby find and recommend as follows:

### **Section 1. Record**

The Record of Proceedings (“Record”) upon which the Planning Commission bases its recommendation includes, but is not limited to: (1) the Initial Study and the appendices and technical reports cited in and/or relied upon in preparing the IS/MND; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the IS/MND and the Project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the City of Vallejo General Plan and its related EIR, and the Vallejo Municipal Code; (5) all designs, plans, studies, data and correspondence submitted by the City in connection with the IS/MND and the Project; (6) all documentary and oral evidence received at public workshops, meetings, and hearings, for the Project; and (7) all other matters of common knowledge to the City decision maker 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 Department, 555 Santa Clara Street, Vallejo, California, 94590.

### **Section 2. Initial Study/Mitigated Negative Declaration Considered and Recommended**

Based on the information in the IS/MND for the Project, the Record as described above, and all other matters deemed material and relevant prior to adopting this resolution, the Planning Commission hereby recommends the adoption of a Mitigated Negative Declaration for the Project based on the following:

- a. The IS/MND has been completed in compliance with the California Environment Quality Act (California Public Resources Code Section 21000 – 21178) and the City of Vallejo Environmental Review Guidelines; and;
- b. The IS/MND was presented to the Planning Commission, which, at a hearing before the public, reviewed and considered the information contained in the Mitigated Negative Declaration/Initial Study prior to making a recommendation to the City Council regarding the Project; and
- c. The Mitigated Negative Declaration reflects the City’s independent judgement and analysis as Lead Agency.

### **Section 3. CEQA Findings**

The Planning Commission hereby recommends to the City Council the adoption of the IS/MND dated March 8, 2021, complete with the included Findings and Facts set forth as Exhibit A attached hereto and incorporated herein by reference, and based thereon and on the Record as a whole, the Planning Commission hereby finds and recommends that the City Council find that all significant environmental effects of the Project have been reduced to a less-than-significant level in that all significant environmental effects have been eliminated or substantially lessened as set forth in the IS/MND. Based upon the foregoing, the Planning Commission finds, determines, and recommends that the City Council find and determine that the Project and its associated actions will not have a significant effect upon the environment. The Planning Commission further finds that pursuant to Section 15152 of the CEQA Guidelines the IS/MND is a tiered document based upon the environmental analysis of the General Plan EIR.

### **Section 4. Mitigation, Monitoring, and Reporting Program**

The Planning Commission hereby recommends the City Council adopt the mitigation measures set forth in the IS/MND and its accompanying Mitigation, Monitoring, and Reporting Program (“MMRP”), set forth in Exhibit B, pursuant to Public Resources Code Section 21081.6, which is a program design to ensure compliance with the mitigation measures imposed to avoid or substantially lessen the significant effects identified in the Mitigated Negative Declaration/Initial Study and said mitigation measures are described in the MMRP included therein and incorporated herein by reference.

## **II. VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 29<sup>th</sup> day of March 2021 by the following vote to-wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

---

CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-03**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL  
ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING AND REPORTING  
PROGRAM FOR THE NEW ZONING CODE PROJECT**

\*\*\*\*\*

**I. GENERAL FINDINGS**

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

WHEREAS, the City has completed a comprehensive update of Title 16, Zoning Code of the Vallejo Municipal Code to implement General Plan 2040; and

WHEREAS, the Project includes the following: (1) repealing the current Title 16, Zoning Code of the Vallejo Municipal Code in its entirety and adopting a new Title 16, Zoning Code; (2) repealing the current Zoning Map in its entirety and adopting a new Zoning Map; (3) amending the General Plan Text and Land Use Map; (4) repealing the Northgate Specific Plan/Master Plan and PUDs #575 and #582; (5) amending the Downtown Vallejo Specific Plan/Master Plan; and (6) amending the White Slough Specific Area Plan/Master Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. (CEQA) and California Code of Regulations, Title 14, Chapter 3, (CEQA Guidelines) Section 15000 et seq. and specifically Guidelines Sections 15070-15074, an Initial Study/Mitigated Negative Declaration ("IS/MND") has been prepared for the Project (State Clearinghouse #2021010077) and was made available to the public for review on January 8, 2021 and posted at the State Clearinghouse on January 11, 2021. Said IS/MND is tiered from the Environmental Impact Report (EIR) prepared for the General Plan 2040 and Sonoma Boulevard Specific Plan, certified by the City Council in August 2017; and

WHEREAS, the IS/MND was prepared in compliance with the requirements of CEQA and the City of Vallejo Environmental Review Guidelines and included an analysis to determine if the Project would result in significant physical impacts to the environment; and

WHEREAS, the IS/MND did not identify any significant environmental impacts arising from the Project, or the operation of the Project that could not be mitigated to a less than significant level; and

WHEREAS, public notices announcing a 30-day public review period for the IS/MND, beginning January 8, 2021 and ending on February 9, 2021 and the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to

March 15, 2021 and March 29, 2021 was sent to all public agencies potentially serving the Project, all responsible and trustee agencies, and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, the Planning Commission held a public hearing on, March 29, 2021 and considered all oral and written comments on the IS/MND, the Project, and associated actions.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission does hereby find and recommend as follows:

### **Section 1. Record**

The Record of Proceedings (“Record”) upon which the Planning Commission bases its recommendation includes, but is not limited to: (1) the Initial Study and the appendices and technical reports cited in and/or relied upon in preparing the IS/MND; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the IS/MND and the Project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the City of Vallejo General Plan and its related EIR, and the Vallejo Municipal Code; (5) all designs, plans, studies, data and correspondence submitted by the City in connection with the IS/MND and the Project; (6) all documentary and oral evidence received at public workshops, meetings, and hearings, for the Project; and (7) all other matters of common knowledge to the City decision maker 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 Department, 555 Santa Clara Street, Vallejo, California, 94590.

### **Section 2. Initial Study/Mitigated Negative Declaration Considered and Recommended**

Based on the information in the IS/MND for the Project, the Record as described above, and all other matters deemed material and relevant prior to adopting this resolution, the Planning Commission hereby recommends the adoption of a Mitigated Negative Declaration for the Project based on the following:

- a. The IS/MND has been completed in compliance with the California Environment Quality Act (California Public Resources Code Section 21000 – 21178) and the City of Vallejo Environmental Review Guidelines; and;
- b. The IS/MND was presented to the Planning Commission, which, at a hearing before the public, reviewed and considered the information contained in the Mitigated Negative Declaration/Initial Study prior to making a recommendation to the City Council regarding the Project; and
- c. The Mitigated Negative Declaration reflects the City’s independent judgement and analysis as Lead Agency.

### **Section 3. CEQA Findings**

The Planning Commission hereby recommends to the City Council the adoption of the IS/MND dated March 8, 2021, complete with the included Findings and Facts set forth as Exhibit A attached hereto and incorporated herein by reference, and based thereon and on the Record as a whole, the Planning Commission hereby finds and recommends that the City Council find that all significant environmental effects of the Project have been reduced to a less-than-significant level in that all significant environmental effects have been eliminated or substantially lessened as set forth in the IS/MND. Based upon the foregoing, the Planning Commission finds, determines, and recommends that the City Council find and determine that the Project and its associated actions will not have a significant effect upon the environment. The Planning Commission further finds that pursuant to Section 15152 of the CEQA Guidelines the IS/MND is a tiered document based upon the environmental analysis of the General Plan EIR.

### **Section 4. Mitigation, Monitoring, and Reporting Program**

The Planning Commission hereby recommends the City Council adopt the mitigation measures set forth in the IS/MND and its accompanying Mitigation, Monitoring, and Reporting Program (“MMRP”), set forth in Exhibit B, pursuant to Public Resources Code Section 21081.6, which is a program design to ensure compliance with the mitigation measures imposed to avoid or substantially lessen the significant effects identified in the Mitigated Negative Declaration/Initial Study and said mitigation measures are described in the MMRP included therein and incorporated herein by reference.

## **II. VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 29<sup>th</sup> day of March 2021 by the following vote to-wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

---

CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**City of Vallejo New Zoning Code  
Final Initial Study/Mitigated Negative  
Declaration**

Report Date  
March 8, 2021

**Lead Agency and Project Applicant:**

City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

**Consultant:**

Stantec Consulting Services Inc.  
290 Conejo Ridge Avenue  
Thousand Oaks, California 91361

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Initial Study Mitigated Negative Declaration  
March 2021

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Attachment 1. Draft New Zoning Code and Zoning Map

[https://www.cityofvallejo.net/city\\_hall/departments\\_divisions/planning\\_and\\_development\\_services/planning\\_division/planning\\_division\\_document\\_library](https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/planning_division_document_library)

Attachment 2. Comments Received and Responses to Comments

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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### Abbreviations

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ABAG	Association of Bay Area Governments
BAAQMD	Bay Area Air Quality Management District
BCDC	Bay Conservation and Development Commission
B/LI	Business/Light Industrial
B/LR	Business/Limited Residential
BMPs	Best Management Practices
CalGreen	California Green Building Code Standard
CalRecycle	California Department of Recourse, Recycling, and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CC	Central Corridor Commercial
CCR	California Code of Regulations
CECO	Commercial Energy Conservation Ordinance
CEQA	California Environmental Quality Act
CGS	California Geological Survey
City	City of Vallejo
CNG	compressed natural gas
CO	Carbon monoxide
DMX	Downtown Mixed Use
D-NG	District-North Gateway
DOT	Department of Transportation
DTSC	Department of Toxic Substances Control
DPM	Diesel Particulate Matter
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
General Plan or GP	City of Vallejo's Propel Valley General Plan 2040
GHG	Greenhouse Gases
GVRD	Greater Vallejo Recreation District
HCP	Habitat Conservation Plan
HRA	Health Risk Assessment
I	Interstate

**CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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IG	General Industrial
IL	Limited Industrial
IS	Initial Study
ISMND	Initial Study Mitigated Negative Declaration
LID	Low impact development
LMDs	Landscape Management Districts
LNG	liquified natural gas
M	Medical
MERV	Maximum Efficiency Reporting Factor
mgd	million gallons per day
MND	Mitigated Negative Declaration
MRP	Municipal Regional Stormwater Permit
MTO <sub>2e</sub>	metric tons of oxygen equivalent
NC	Neighborhood Commercial
ND	Negative Declaration
NFIP	National Flood Insurance Programs
NMX	Neighborhood Mixed Use
NPDES	National Pollution Discharge Elimination System
O	Office
O <sub>3</sub>	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
PACE	Property Assessed Clean Energy
PD	Planned Development (Mixed Use, Residential, Commercial and Industrial PDs)
PDA	Priority Development Areas
PDR	Production, Distribution, and Repair
PG&E	Pacific Gas and Electric
PM <sub>2.5</sub>	particulate matter less than 2.5 micrograms
PPD	pounds per day
PM <sub>10</sub>	particulate matter less than 10 micrograms
PRC	Public Resources Code
Project Area	City of Vallejo Planning Area
Proposed Project	City of Vallejo's New Zoning Code and proposed Zoning Map
PROS	Parks, Recreation and Open Space
PS	Public and Semi-public Facilities
PV	photovoltaic
RC	Regional Commercial

**CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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RCN	Resource Conservation
RCRA	Resource Conservation and Recovery Act
RE	Retail/Entertainment
RHD	High Density Residential
RLD	Low Density Residential
RMD	Medium Density Residential
RR	Rural Residential
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCDEM	Solano County Department of Environmental Management
SCL	Solano County Library
SFHA	Special Flood Hazard Areas
SOI	Sphere of Influence
SP	Specific Plans
SR	State Route
SRI	solar reflectance index
SWMP	Stormwater Management Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	Toxic Air Contaminants
TCR	Tribal Cultural Resource
TDM	Transportation Demand Management
TPD	tons per day
TRUs	Truck Refrigeration Units
UGBs	Urban Growth Boundaries
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VCUSD	Vallejo City Unified School District
VFCD	Vallejo Flood and Wastewater District
VFD	Vallejo Fire Department
VMT	Vehicle Miles Traveled
VPD	Vallejo Police Department
WC	Waterfront Commercial
WMX	Waterfront Mixed Use
WWTP	wastewater treatment plant
ZNE	Zero Net Energy

**CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Initial Study Mitigated Negative Declaration  
March 2021

**PREFACE TO FINAL INITIAL STUDY MITIGATED NEGATIVE DECLARATION AND SUMMARY OF OUTREACH EFFORTS**

This Final Initial Study/Mitigated Negative Declaration (ISMND) has been prepared by the City of Vallejo (City) to evaluate the potential impacts of the proposed New Zoning Code and proposed Zoning Map (Project), in accordance with the requirements of the California Environmental Quality Act (CEQA).

The potential environmental impacts of the Project were previously the subject of a Draft IS/MND, which was made available for public review and comment on January 11, 2021, beginning a 30-day review period that ended February 9, 2021. The Notice of Intent to Adopt an IS/MND was prepared, which included information regarding electronic access to Project documents, which was recorded at the Solano County Clerk.

Public outreach for the proposed New Zoning Code included Study Sessions and Open Houses, with specific outreach consisting of flyers and emails sent to over 130 individuals and organizations, including neighborhood groups, Homeowner Associations, Chambers of Commerce, stakeholders, and the General Plan and Zoning Code interested parties, as well as publications in the Times Herald newspaper, Nextdoor, Facebook and the City's newsletter. The social media distribution reached over 30,000 addresses.

The Lead Agency, the City of Vallejo, will submit this Final ISMND to its City Council for certification. The Final ISMND also includes a Mitigation Monitoring and Reporting Program (MMRP), provided as Attachment 2 of this document. The MMRP, which provides the mitigation program, will also require adoption by the City Council, pursuant to California Public Resources Code Section 21081.6, thereby ensuring that all recommended mitigation measures identified for the Project are implemented, thereby minimizing identified environmental effects.

The State of California's Governor's Office of Planning and Research Unit (the State Clearinghouse) submitted copies of the Draft ISMND to responsible and reviewing agencies. At the close of the Draft ISMND public comment period, there were no comments received from the public and one comment received from a public agency, the California Department of Transportation, regarding the proposed Project. It is included as Attachment C of this Final ISMND, as well as a brief response to this letter.

Text in this Final ISMND which has been omitted from the Draft ISMND is presented in ~~strikeout~~, and text which has been added is underlined. Minor revisions and clarifications are identified in this manner, and there are no other edits to the environmental impact analyses of the Draft ISMND.

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Initial Study Mitigated Negative Declaration  
March 2021

### 1.0 INITIAL STUDY MITIGATED NEGATIVE DECLARATION

#### **Project Title:**

City of Vallejo New Zoning Code

#### **Project Description:**

This document is an Initial Study (IS) and Mitigated Negative Declaration (MND) to evaluate the potential environmental effects of the City of Vallejo's (City) proposed New Zoning Code and proposed Zoning Map (Proposed Project). The Proposed Project includes several revisions to the General Plan text and General Plan Land Use Map adopted in 2017, and amended in July 2018 and January 2020, that are proposed to correct errors. The Proposed Project (also referenced in this document as the New Zoning Code), is intended to implement the City's adopted General Plan and Sonoma Boulevard Specific Plan and would replace the existing Zoning Code, Title 16 of the Vallejo Municipal Code. This part of the IS explains the background and purpose of the Mitigated Negative Declaration, establishes its context and scope, provides references to relevant previous environmental review documents and reports, and outlines the process for reviewing the Draft Mitigated Negative Declaration and issuing the Final Mitigated Negative Declaration. The City is the Lead Agency for the Proposed Project for purposes of environmental review under the California Environmental Quality Act (CEQA). "Lead agency" as defined by Section 21067 of CEQA is "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.

#### **Name of Lead Agency:**

City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

#### **Lead Agency and Project Applicant/Sponsor's Contact Information:**

Michelle Hightower, Senior Planner  
City of Vallejo  
Planning and Development Services Department  
555 Santa Clara Street, Second Floor  
Vallejo, CA 94590

Email: [Michelle.Hightower@cityofvallejo.net](mailto:Michelle.Hightower@cityofvallejo.net)  
Phone: (707) 648-4506

#### **Determination:**

The City of Vallejo has determined that a) all potentially significant or significant impacts required to be identified in the Initial Study Mitigated Negative Declaration (ISMND) have been identified and analyzed; and b) with respect to each significant impact on the environment either of the following apply: 1) changes

**CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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or alterations have been required in or incorporated into the proposed Project that avoid or mitigate the significant impacts to a level of less than significant; or 2) those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency. The ISMND and supporting documents are available at:

[https://www.cityofvallejo.net/city\\_hall/departments\\_divisions/planning\\_and\\_development\\_services/planning\\_division/planning\\_division\\_document\\_library](https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/planning_division_document_library), click on Zoning Code (New), ISMND.1.8.21.

By: Michelle Hightower

Date: January 6, 2021

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Introduction  
March 2021

## 2.0 INTRODUCTION

### 2.1 PROJECT BACKGROUND

On August 27, 2017, the Vallejo City Council adopted the Propel Vallejo General Plan 2040 (General Plan) and certified the Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan Final Environmental Impact Report EIR (GP Final EIR) [State Clearinghouse Number #2014112035]. Vallejo's General Plan is a description of how the City intends to develop. It establishes the goals and policies related to the Vallejo Planning Area (the Project Area). It is used as a point of reference by public officials when making land use decisions on subdivisions, capital improvements, neighborhood rehabilitation and public acquisition.

The General Plan calls for comprehensive revisions to the City's existing Zoning Code, which has not been comprehensively updated since 1980. A clear, easily understandable Zoning Code will express the community objectives and policies from the General Plan into zoning standards and regulations to implement the General Plan. The proposed New Zoning Code will guide future development and design to enhance existing development, facilitate infill development, and promote multimodal transportation corridors. The New Zoning Code will provide a clear process for achieving the desired community benefits of an area while implementing the General Plan.

The update of the existing Zoning Code was initiated in February 2019 after the City Council determined that a previous version of the draft Code based on Form Based Zoning would not be appropriate for Vallejo. The former version was complicated and too prescriptive to respond to long-term shifts that would support economic development in the City. Primary goals of the proposed current New Zoning Code are to create an understandable, usable, and modern code incorporating best practices and up to date approaches to promote and facilitate the type of development Vallejo desires. The New Zoning Code will provide a clear expression of the community's vision and expectations for development in various areas of Vallejo in a code that is clear, approachable, flexible, modern, and easy to use. The objective is to improve the City's image as a good place to live and do business by establishing design standards and procedures that remove obstacles to desired investment and development such as unnecessary or inefficient procedures.

The draft New Zoning Code that is being studied in this document is the culmination of 15 months of Planning Commission Study Sessions and Community Open Houses. Additional outreach involved meetings with stakeholders including neighborhood representatives, developers and architects familiar with City procedures, and members of City boards, commissions, and the City Council. The City has also made drafts of regulations and background reports available for public review on the Propel Vallejo website at <http://propelvallejo.com/>.

### 2.2 PURPOSE AND LEGAL AUTHORITY

The City of Vallejo (City), as lead agency and proponent for the Proposed Project under the California Environmental Quality Act (CEQA), is required to undertake the preparation of an IS to determine whether the adoption and implementation of a New Zoning Code and Map along with amendments to the adopted

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Introduction  
March 2021

General Plan and General Plan Land Use Map, would have a significant environmental impact. This IS has been prepared pursuant to the requirements of CEQA, and in accordance with the 2020 CEQA Statute and Guidelines (CEQA Guidelines) and has been prepared under the guidance of the City.<sup>1,2</sup> If, as a result of the IS, the lead agency finds that there is evidence that any aspect of the Proposed Project may cause a significant environmental effect, the lead agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze Project-related and cumulative environmental impacts.<sup>3</sup> Alternatively, if the lead agency finds that there is no evidence that the Proposed Project, either as proposed or as modified to include the mitigation measures identified in the IS, may cause a significant effect on the environment, the lead agency shall find that the Proposed Project would not have a significant effect on the environment and shall prepare a Negative Declaration (ND) or MND for the Proposed Project.

The purpose of this IS is to determine whether there are any new significant environmental effects, a substantial increase in the severity of previously identified significant effects, or if there is any new information of substantial importance since the preparation of the GP Final EIR. This determination can be made only if “there is no substantial evidence, in light of the whole record before the lead agency” that such an effect may occur (Public Resources Code Section 21080(c).).

Section 15152 of the CEQA Guidelines allows an EIR or ND to tier from the environmental analysis of an earlier EIR or ND as follows:

*“Tiering refers to using the analysis of general matters contained in a broader EIR with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project...Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration.”*

*Section 15168(c) of the CEQA Guidelines further states a program EIR may be used with later activities:*

*“Use with Later Activities: Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.*

- 1. If a later activity would have effects that were not examined prior to the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration.*
- 2. If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measure would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.*

---

<sup>1</sup> California Environmental Quality Act (CEQA), Public Resources Code (PRC), §21000 et seq.

<sup>2</sup> California Code of Regulations Title 14, Chapter 3, Section 15000-15387.

<sup>3</sup> CEQA Guidelines, Section 15063.

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Introduction  
March 2021

*3. An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.*

*4. Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.*

*5. A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents should be required.”*

Pursuant to CEQA, the City has prepared this IS to evaluate the potential environmental effects of the Proposed Project. This IS addresses all environmental issues listed in Appendix G of the CEQA Guidelines. Since the New Zoning Code is entirely consistent with the General Plan, with the concurrent adoption of the General Plan Amendments, this IS tiers from and incorporates, by reference, the City’s previously certified GP Final EIR (2016, 2014112035).

The New Zoning Code would make major revisions, additions, corrections, and clarifications to various sections of the existing Zoning Code to ensure consistency with and successful implementation of the General Plan. The proposed New Zoning Code would not permit land uses of greater intensity or height than permitted under the General Plan with the proposed revisions described in the Project Description below. Based on the analysis provided below, the IS finds that adoption of the Proposed Project including the proposed General Plan text and map amendments and the proposed New Zoning Code would not result in new significant impacts on the environment that have not been previously examined or adequately addressed in the GP Final EIR.

This IS, which is required to be adopted by the City Council in accordance with CEQA, is intended as an informational document. –Future land uses allowed pursuant to the New Zoning Code will be subject to permitting and project specific use, development conditions as governed by the New Zoning Code. Additionally, future land uses would be subject to review on a project-by-project basis to determine compliance with CEQA. If necessary, project-level CEQA review will be required to determine project-specific impacts. Evaluation of future project-level impacts would be too speculative to include in this IS.<sup>4</sup>

### **2.3 PRIOR ENVIRONMENTAL DOCUMENTS**

The GP Final EIR, from which this IS is tiered, evaluated impacts associated with the General Plan, including cumulative impacts associated with future development occurring under the Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan. Because this document is tiered off of the GP Final EIR, it necessarily builds on information and findings presented in the GP Final EIR. These documents in their entirety, as well as the technical reports and appendices prepared as a basis for their analysis and conclusions, are incorporated by reference into this IS and Negative Declaration. The Propel Vallejo

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<sup>4</sup> CEQA Guidelines, Section 15145.

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General Plan Update and Sonoma Boulevard Specific Plan Draft and GP Final EIR and Technical Appendices are available for public review on-line at:

- [http://propelvallejo.com/wpcontent/uploads/2017/11/Vallejo%20General%20Plan%202040\\_FINAL\\_Amended%20171107\\_reduced.pdf](http://propelvallejo.com/wpcontent/uploads/2017/11/Vallejo%20General%20Plan%202040_FINAL_Amended%20171107_reduced.pdf), and
- [http://propelvallejo.com/wp-content/uploads/2017/12/Vallejo\\_Sonoma-Blvd-Specific-Plan\\_FINAL\\_170829\\_sm-1.pdf](http://propelvallejo.com/wp-content/uploads/2017/12/Vallejo_Sonoma-Blvd-Specific-Plan_FINAL_170829_sm-1.pdf).

**Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan EIR, July 2016, State Clearinghouse No. 2014112035**

The Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan EIR, in turn, references environmental analysis conducted in several prior environmental impact documents:

- Mare Island Amended and Restated Specific Plan; and
- Solano360 Specific Plan

The effects of mitigation measures identified in the EIRs of these plans are considered where applicable.

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## **3.0 PROJECT DESCRIPTION**

### **3.1 PROJECT LOCATION AND SURROUNDING USES**

The City is located in the southwestern part of Solano County, north of San Pablo Bay. Covering an area of approximately 50 square miles, the City is bordered by the City of American Canyon and unincorporated Napa County to the north, the City of Benicia and unincorporated Solano County to the east, the Carquinez Strait to the south, and the Napa River and San Pablo Bay to the west. Adjacent to the City and to the west is the San Pablo Bay National Wildlife Refuge, and the Solano County Land Trust's Lynch Canyon Open Space is located approximately one mile north of the City. The area within the City limits includes approximately 20 square miles of waterways and open water. (See Figure 1)

Regional access to the City is provided by four major freeways (Interstate [I] 80, I-780, State Route [SR] 29, and SR 37), as well as by passenger ferry service to and from San Francisco, and Soltrans bus service to the Bay Area Rapid Transit District's El Cerrito del Norte and Walnut Creek stations. The City's Sphere of Influence (SOI), representing the probable future physical boundaries of the City as established by the Solano County Local Agency Formation Commissions, is also shown on Figure 1. The City has jurisdiction over land that is within the City limits. The SOI includes three urbanized unincorporated "islands" surrounded on all sides by City lands, as well as rural and agricultural lands to the northeast of the City and marshlands and water to the west of the City.

### **3.2 DESCRIPTION OF PROPOSED PROJECT**

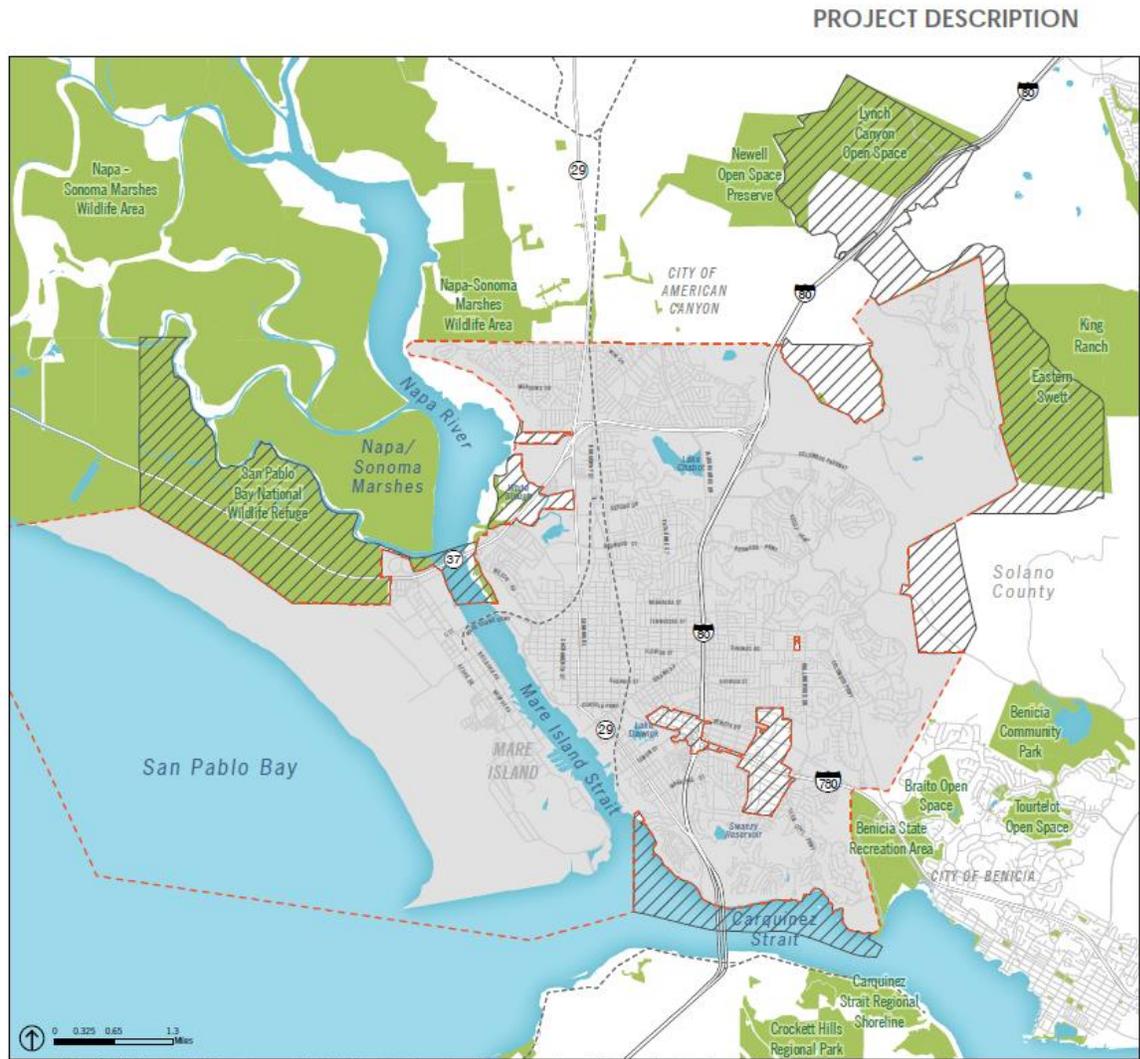
In August 2017, the City adopted General Plan 2040 and the Sonoma Boulevard Specific Plan. The City's General Plan expresses the City's vision for the future through the year 2040. It establishes direction for "the orderly development of land within the City's planning area." The Sonoma Boulevard Specific Plan applies to parcels along a 1.8-mile portion of Sonoma Boulevard, from Curtola Parkway on the south to Redwood Street to the north. The Zoning Code, which is adopted as Title 16 of the Vallejo Municipal Code, is the key tool used to implement General Plan and Specific Plan policies related to the use of land, buildings, location and form of structures, parking management, pedestrian and vehicular circulation, economic development, and the accommodation of housing for all segments of the community. Zoning regulations are intended to guide the development of the City in an orderly manner, based on the adopted General Plan, to protect and enhance the quality of the natural and built environment, and to promote the public health, safety and general welfare.

The Citywide Zoning Code (Vallejo Municipal Code Title 16) is being comprehensively re-written for the first time since 1980. The main reason for writing a New Zoning Code is to align this important set of day-to-day standards with the ideas and future direction expressed in General Plan 2040, and to incorporate standards already used in various Specific Plans.

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Figure 1. Location and Boundaries of the Study Area



Regional Location

Legend

- Vallejo City Limit
- Regional Open Space (Outside Vallejo)
- Sphere of Influence (SOI)
- Railroad

Figure 1  
 Location and Boundaries of the Study Area

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### 3.2.1 Goals and Purpose of the New Zoning Code

The Goals for the New Zoning Code include the following:

1. Make investing in Vallejo easier through a clear expression of Vallejo's vision and expectations for development in various areas of the city.
2. Provide a code that is clear, approachable, flexible, modern and easy to use.
3. Develop a code that represents best practices and up to date approaches.
4. Remove obstacles to development that will improve the City's image as a good place to live and do business.
5. Provide design standards and remove obstacles to high-quality development such as unnecessary or inefficient procedures.

These goals will help achieve the purpose of the New Zoning Code which is:

1. To encourage the most appropriate use of land and harmonious relationship among land uses;
2. To promote a safe and efficient traffic circulation system;
3. To provide adequate open spaces for light and air;
4. To prevent the overcrowding of land and the undue concentration of population and to secure safety from fire and other dangers;
5. To facilitate the adequate provision of needed community facilities;
6. To conserve and stabilize the value of property; and
7. To conserve the city's natural beauty, to improve its appearance and to enhance its physical character.

The New Zoning Code also provides an opportunity to incorporate best practices and address deficiencies that may be impeding the City's ability to achieve its development objectives.

### 3.2.2 New Zoning Code Organization

The New Zoning Code is organized into seven Parts that are further broken up into chapters. The following list identifies the key provisions of each part.

- **Part I: General Provisions.** Includes an introduction, Establishment of Zoning Districts, Rules for Language and Interpretation, and Rules for Measurement and Non-conforming Uses.
- **Part II: Districts and Development Types.** Describes and establishes use and development regulations for each of the base and special districts with cross-references to other parts of the

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New Zoning Code that provide additional regulations applicable to specific uses and development features. The Special Districts are those established by a Specific Plan or approved Planned Development. Table 1 below lists the proposed districts.

- **Part III: Use Standards.** Establishes regulations that are applicable to certain types of uses, regardless of the zoning district in which they are proposed.
- **Part IV: Reserved for Development Incentives**
- **Part V: Site Development Standards.** Establishes general regulations for property development including parking, landscaping, and signs.
- **Part VI: Procedures and Permits.** Provisions for different types of permits and other regulatory mechanisms and activities, such as Use Permits, Variances, Specific Plans and Zoning Code amendments.
- **Part VII – General Terms.** Definitions and use classifications used in the Code.

Design Guidelines will be developed as a separate stand-alone document following the adoption of the New Zoning Code and will be subject to a separate environmental review process. The Design Guidelines will be used to review the design of buildings and sites of projects subject to design review under the provisions of the New Zoning Code. The Proposed Project also includes the revision and development of various application forms, checklists, and advisory materials that the Director will issue pursuant to the New Zoning Code. These include, but are not limited to, checklists to identify projects that will be subject to further environmental assessment on a case-by-case basis because of their potential for creating environmental impacts requiring mitigation pursuant to the adopted GP Final EIR Mitigation Monitoring Program. Although not formally part of the New Zoning Code, these actions are all proposed and will be prepared to implement the General Plan as the Initial Study (IS) explains.

Table 1 below lists the proposed districts along with the corresponding General Plan designation and existing Zoning District.

<b>Table 3.1. Proposed Districts and Corresponding General Plan Designation and Existing Zoning District</b>				
<b>Zoning District Abbreviation</b>	<b>Zoning District Name</b>	<b>Density/ Development Intensity</b>	<b>General Plan Designation</b>	<b>Existing Zoning District</b>
RR	Rural Residential	Varies	Primarily Single Family	RR – Rural Residential
RLD	Low Density Residential	Up to 9 units/acre excluding ADUs	Primarily Single Family	LDR – Low Density Residential
RMD	Medium Density Residential	Up to 25 units/acre	Mix of Housing Type/Medium Density	LDR and MDR – Medium Density Residential

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<b>Table 3.1. Proposed Districts and Corresponding General Plan Designation and Existing Zoning District</b>				
<b>Zoning District Abbreviation</b>	<b>Zoning District Name</b>	<b>Density/ Development Intensity</b>	<b>General Plan Designation</b>	<b>Existing Zoning District</b>
RHD	High Density Residential	Up to 40 units/acre*	<del>Mix of Housing Types/Medium Density,</del> Residential High Density <u>Business/Limited Residential</u>	MDR and HDR – High Density Residential
NMX	Neighborhood Mixed Use	16-30 units/acre* 2.0 FAR	Retail/Entertainment, Business/Limited Residential, Neighborhood Corridor	CL – Linear Commercial, CP – Pedestrian Shopping and Service
WMX	Waterfront Mixed Use	30 – 90 units/acre 6.0 FAR	Central Corridor, District – Downtown/ Waterfront	MUPD – Mixed-Use Planned Development, PDMP –Waterfront Planned Development Master Plan
DMX	Downtown Mixed Use	30 – 90 units/acre 6.0 FAR	District - Downtown/ Waterfront, Central Corridor	MUPD, Downtown Vallejo Specific Plan
NC	Neighborhood Commercial	16- <del>320</del> 20 units/acre 2.0 FAR	Primarily Single Family, Neighborhood Corridor	CN – Neighborhood Shopping and Service
WC	Waterfront Commercial	2.0 FAR	Retail/Entertainment, Business/Limited Residential	CW – Waterfront Shopping and Service
CC	Central Corridor Commercial	16-50 units/acre 3.0 FAR	Central Corridor, Business/Limited Residential, District-North Gateway	Sonoma Boulevard Specific Plan, CL, CP, HDR, and others
RC	Regional Commercial	18-50 units/acre 1.5 FAR Min. lot size 10,000	Retail/Entertainment, Business/Limited Residential	CF, HDR, CP, MUPD and others
O	Office	16- <del>3050</del> 50 units/acre	Business/Limited Residential, Public Facilities and	LO – Limited Office

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<b>Table 3.1. Proposed Districts and Corresponding General Plan Designation and Existing Zoning District</b>				
<b>Zoning District Abbreviation</b>	<b>Zoning District Name</b>	<b>Density/ Development Intensity</b>	<b>General Plan Designation</b>	<b>Existing Zoning District</b>
		2.5 FAR Min. lot size 5,000-6,000 for corner lots	Institutions, Business/Light Industrial	
M	Medical Office	16-3050 units/acre 2.0 FAR Min. lot size 10,000	Public Facilities and Institutions	PF – Public and Quasi- Public Facilities
IL	Limited Industrial	2.5 FAR	Business/Limited Residential, Business/Limited Industrial, Light Industrial	IU-L – Intensive Use- Limited
IG	General Industrial	2.0 FAR	Industrial	IU – Intensive Use
PROS	Parks, Recreation and Open Space	.1 to 1.0 FAR Min. lot size 10,000	Parks, Recreation and Open Space	RC – Resource Conservation District
PS	Public and Semi-public Facilities	1.0 FAR	Wetlands	RC – Resource Conservation
RCN	Resource Conservation	2.0 FAR Min. lot size 5,000-6,000 for corner lots	Public Facilities and Institutions	PF – Public and Quasi- Public Facilities, M – Medical
SP	Specific Plans	--	District Designations (not otherwise zoned)	MUPD
PD	Planned Development (Mixed Use, Residential, Commercial and Industrial PDs)	--	SP Districts	MUPD, PDR – Planned Development Residential, PDC – Planned Development Commercial, PDI – Planned Development Industrial

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Table 3.1. Proposed Districts and Corresponding General Plan Designation and Existing Zoning District				
Zoning District Abbreviation	Zoning District Name	Density/ Development Intensity	General Plan Designation	Existing Zoning District
* <u>Density is 16-50 units/acre for property designated as Business/Limited Residential</u>				

### 3.2.3 Purposes and Descriptions of Zoning Districts

The purposes of each of the districts are as follows:

#### Residential Zoning Districts

The specific purposes of the Residential (“R”) Zoning Districts are to:

- A. Preserve, protect, and enhance the character of the City’s residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development and alterations and additions to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the surrounding area.
- D. Promote opportunities for housing for all income groups and for those with special housing needs.
- E. Provide sites for public and semi-public land uses.

More specifically, the purposes of the individual Residential Zoning Districts are as follows:

- **RR Rural Residential:** The RR Zoning District is intended for rural residential, agriculture, open space, and very low-density residential development with necessary supporting public service facilities.
- **RLD Residential Low Density:** The RLD Zoning District is for low-density residential areas, in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are ubiquitous. Other residential types including cottages and bungalows around courts may be seen in this district, as well as small neighborhood serving retail. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities. The maximum permitted residential density is 9 dwelling units per acre, excluding accessory dwelling units.
- **RMD Residential Medium Density:** The RMD Zoning District is intended to create and establish regulations for a district with a mix of housing types, including attached and detached, and small apartment buildings, subject to density limits (up to 25 units per acre) and design and development

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standards to ensure land use compatibility. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities. Front, corner side, and rear yards are required, and zero-side yard development is permitted subject to discretionary review. In the established neighborhoods of the City, it is the intent of this district to maintain the existing pattern of single-family residences, including attached units and duplexes, while in the undeveloped areas of the City, it is the intent of this district to encourage the creation of multi-unit residential neighborhoods with a variety of housing types.

- **RHD Residential High Density:** The RHD Zoning District is intended to create and establish regulations for a high-density residential areas, in which a mix of housing types are allowed, subject to density limits (up to 40 units per acre) and design and development standards to ensure land use compatibility. Mixed-use development with residential and small commercial spaces is allowed. This district allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities.

### Mixed-Use Districts

The purposes of the Mixed-Use Zoning Districts are as follows:

- **NMX Neighborhood Mixed Use:** The NMX Zoning District is intended to create and establish regulations for neighborhood-serving mixed-use areas along the corridors. The neighborhood mixed-use areas are along the primary commercial, corridors, including Tennessee Street, Solano Avenue, Spring Road, Broadway, Sonoma Boulevard as well as other areas. Design and development standards will ensure that development at neighborhood nodes is appropriately scaled to ensure the physical form relates to and does not overwhelm adjacent single-family residential neighborhoods.
- **DMX Downtown Mixed Use:** The DMX Zoning District is intended to create and establish regulations to implement the Downtown Vallejo Specific Plan that will promote a vibrant, pedestrian-oriented place that seamlessly integrates downtown with the waterfront. A broad range of permitted uses are allowed to allow flexibility in the use of space. Standards for physical form will create an urban character in Downtown, with minimal setbacks and views into ground floor space to activate frontages.
- **WMX Waterfront Mixed Use:** The WMX Zoning District is intended to create and establish regulations for a waterfront mixed-use district that will allow waterfront shopping and services, and other activities and residential development implementing the Waterfront Planned Development Master Plan. Design and development standards will create a pedestrian-oriented environment that is seamlessly integrates the waterfront with Downtown. Public access to the shoreline must be provided where development is adjacent to the Mare Island Strait as provided in State and Bay Conservation Development Commission requirements.

### Commercial and Corridor Zoning Districts

The purposes of the Commercial and Corridor Zoning Districts are to:

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- A. Provide for the orderly, well-planned, and balanced growth of commercial and mixed-use districts.
- B. Encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and the quality of life in Vallejo.
- C. Promote pedestrian- and transit-oriented, medium and high-density multi-family housing, mixed-use commercial centers at appropriate locations.
- D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along Vallejo streets and corridors.
- E. Provide appropriate buffers and transition standards between commercial and adjacent residential neighborhoods.

More specifically, the purposes of the individual Commercial and Corridor Zoning Districts are as follows:

- **NC Neighborhood Commercial:** The NC Zoning District is intended to create and establish regulations for neighborhoods in which limited retail commercial goods and services are provided on small sites to meet the day-to-day needs of local residents. This district is consistent with the “Primarily Single-Family” and “Neighborhood Corridor” General Plan land use designations.
- **CC Central Corridor Commercial:** The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation. This district is consistent with the “Central Corridor”.
- **WC Waterfront Commercial:** The WC Zoning District is intended to create and establish regulations for areas along the waterfront that provide waterfront-related retail and service uses and visitor accommodations in building forms appropriately scaled to the waterfront. Public access to the shoreline must be provided where development is adjacent to the Napa River, Mare Island Strait, or Carquinez Strait. No residential uses are allowed.
- **RC Regional Commercial:** The RC Zoning District is intended to create and establish regulations for sites that provide general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Design and development standards will accommodate auto-orientated uses and require buffering and transitions to adjacent residential neighborhoods.

### Office and Medical Zoning Districts

The purposes of the Office and Medical Zoning Districts are to:

- A. Provide sites for medical and office uses at appropriate locations.

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- B. Encourage a mix of compatible uses within these districts including multi-family residential development.
- C. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character in these districts.
- D. Provide appropriate buffers and transition standards between these districts and adjacent residential neighborhoods.

The specific purposes of the Office and Medical Zoning Districts are as follows:

- **Office:** The O Zoning District is intended to create and establish regulations for areas having an employment focus, but also supporting a mix of uses, especially business supportive uses. Residential-only development and office development with a residential component are allowed as major uses if design and compatibility standards are met.
- **M Medical:** The M Zoning District is intended to create and establish regulations for areas in which a concentration of medical facilities and supporting commercial services can be provided without the encroachment of incompatible uses. Design and development standards will ensure land use compatibility and appropriate buffers and transitions to adjacent residential neighborhoods.

### Industrial Zoning Districts

The purposes of the Industrial Zoning Districts are to:

- A. Designate adequate land for businesses, manufacturing and industrial operations, and related storage, distribution and services supporting industry in the City;
- B. Maintain and strengthen the City's economic and fiscal resources and provide employment opportunities for residents of the City and surrounding communities;
- C. Establish appropriate development and design standards and buffering requirements to protect adjacent uses and ensure land use compatibility; and
- D. Minimize the impacts of industrial development on adjacent residents.

More specifically, the purposes of the Industrial Zoning Districts are as follows:

- **IL Limited Industrial:** The IL Zoning District is intended to create and establish regulations for a diverse range of light industrial and supportive uses as well as limited office and live/work uses. This district is primarily intended to accommodate industrial and flex space types of development.
- **IG General Industrial:** The IG Zoning District is intended to create and establish regulations for a broad range of industrial activities, including general industrial, heavy industrial, manufacturing and supportive ancillary offices. This district is intended for activities that may potentially generate more noise, hazards, and truck traffic than those in the IL district and establishes buffering and transition

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standards for any adjacent residential uses. Uses in this designation may also utilize rail and ships to transport materials and manufactured goods.

### Parks, Recreation and Open Space Zoning Districts

The purposes of the Parks, Recreation, and Open Space Zoning Districts are to:

- A. Provide land for development of parks and recreational facilities, consistent with the General Plan;
- B. Ensure design compatibility between public uses and adjacent residential neighborhoods.

The PROS – Parks, Recreation and Open Space and RC – Resource Conservation Zoning Districts are consistent with the General Plan classifications of “Parks, Recreation and Open Space” and “Wetlands”.

- **PROS Parks, Recreation and Open Space:** The PROS District is intended to create and establish regulations for a parks, recreation and open space areas allowing recreational use and/or natural resource preservation.
- **RCN Resource Conservation:** The RCN District is intended to create and establish regulations to preserve remaining open spaces in their natural state and protect valuable resources. More specifically, this district is intended for undeveloped publicly owned lands, visually significant open lands, water areas, wetlands, and wildlife habitat. These areas are set aside as permanent open space preserves and may include trails, trail heads, and other facilities for low-impact public recreational uses. This district includes wetlands, mudflats, creek corridors and other natural preservation areas, as well as private lands deed-restricted for open space preservation.

### 3.2.4 General Plan Land Use Map Changes

The Proposed Project also includes several revisions to the General Plan Land Use Map, affecting 118 parcels covering 50.92 acres. As Table 2 indicates, all but one of these map changes is intended to correct inconsistencies between the General Plan Land Use Map and the General Plan land use designations. In total, the revisions would decrease maximum density on 21 parcels (16.01 acres) and increase permitted density on 72 parcels (12.54 acres). The increases in permitted density would occur at parcel clusters located at Broadway, Tennessee Street, and Florida Street; and Sonoma, Lemon Street, and Magazine Street. No changes in permitted density would occur on 25 parcels (22.37 acres).

The proposed revisions affecting 43 parcels along Sonoma Boulevard from Lemon to Magazine Streets would eliminate inconsistencies between the General Plan and the Sonoma Boulevard Specific Plan and Housing Element. This revision would change the General Plan land use designation of these parcels from Primarily Single Family to Neighborhood Corridor increasing the permitted density from nine housing units per acre to between 25 and 50. The affected parcels, almost all of which are developed with single-unit homes, would be included in the Neighborhood Mixed-Use (NMX) Zoning District.

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Table 3.2. General Plan Land Use Map Changes								
	Identification	Approximate Location	General Plan 2040 Designation	Proposed General Plan Designation	Proposed Zoning District	Number of Parcels Affected	Density Changes Existing/ New	Policy (P) or Correction (C)
1	Waterfront PDMP	Mare Island Way, Tennessee, Sonoma Boulevard, Curtola Parkway	Mix of Housing Types, Retail/ Entertainment	District – Downtown/ Waterfront	WMX- Waterfront Mixed-Use	42-6 parcels ( <del>42.03</del> 26.26 acres)	N/A	C
2	Flemington Plaza	Tuolumne Street, Redwood Street, Panorama Drive	Retail/ Entertainment	Business/ Limited Residential	NMX- Neighborhood Mixed-Use	13 ( <del>10.34</del> acres)	N/A	C
<del>3</del> 2	Broadway South	Broadway, Tennessee Street, Florida Street	Primarily Single Family	Neighborhood Corridor	NMX- Neighborhood Mixed-Use	11 parcels (1.36 acres)	9/25 (Increase)	C
4 <del>3</del>	Broadway South	Broadway, Tennessee Street, Florida Street	Mix of Housing Types	Neighborhood Corridor	NMX- Neighborhood Mixed-Use	118 parcels (3.31 acres)	25/25 to 50 (Increase)	C
<del>5</del> 4	Sutter/ Tennessee	Sutter Street, Reo Alley	Neighborhood Corridor	Mix of Housing Types	RMD- Residential Medium Density	4 (0.31 acres)	25 to 50/25 (Reduction)	C
<del>6</del> 5	I-80 Georgia West	Curry Street, Madigan, Georgia Street, I-80	Mix of Housing Types	Public Facilities	RMD- Residential Medium Density	13 parcels (0.97 acres)	25 to 50/25 (Reduction)	C
<del>7</del> 6	Amador/ Solano	Amador Street, Solano Avenue, York Street	Neighborhood Corridor	Mix of Housing Types	RMD- Residential Medium Density	1 (0.37 acres)	25 to 50/25 (Reduction)	C
8 <del>7</del>	Vallejo Mobile Home Park	Sonoma, Sharon Street, Broadway, Ifland Way	Business/ Limited Residential	Mix of Housing Types	RMD- Medium Density Residential	3 parcels (14.36 acres)	25 to 50/25 (Reduction)	C
<del>9</del> 8	Sonoma South	Sonoma, Lemon Street,	Primarily Single Family	Neighborhood Corridor	NMX- Neighborh	43 parcels	9/25 to 50 (Increase)	C

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Table 3.2. General Plan Land Use Map Changes								
	Identification	Approximate Location	General Plan 2040 Designation	Proposed General Plan Designation	Proposed Zoning District	Number of Parcels Affected	Density Changes Existing/ New	Policy (P) or Correction (C)
		Magazine Street			ood Mixed-Use	(7.87 acres)		

These changes are necessary to correct errors in the General Plan and comply with State law requiring consistency between land use and housing elements and Senate Bill (SB) 330 (Housing Crisis Act of 2019). SB 330, which amended State law to add Government Code Section 66300 prohibiting changes to a general plan or specific plan land use designations or zoning to a less intensive use or making any other change that would reduce the intensity of housing.

### 3.2.5 General Plan Text Changes

Implementation of the Proposed Project also requires revisions to the General Plan's description of Retail/Entertainment (RE) and Business/Light Industrial (B/LI) General Plan land use designations. The RE designation description would be revised to include residential as a permitted use. This amendment would allow medium and high density residential and mixed-use projects in what are typically non-residential areas such as in the Northgate Plaza. The inclusion of residential activity in this land use category supports General Plan Policy NBE-2.8 to target vacant and underutilized sites with compatible development, and Housing Element Programs A2.1.1 and H4.1.1 that encourage the expansion of opportunities for residential and mixed-use development as well as a variety of housing types.

Similarly, the General Plan definition of the B/LI land use designation does not include residential as a permitted land use. This designation would be amended to include live/work as a permitted use within a mixed-use building. Areas designated as B/LI in the General Plan would be mapped as the IL – Light Industrial zoning district. The addition of live/work uses supports the General Plan and Housing Element goal to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers.

Additional text changes include removing the residential view district from the General Plan and Zoning Code. The General Plan includes a statement that Vallejo has established a residential view district to preserve scenic views from some residential neighborhoods located on hills in the City. There is also a corresponding policy to continue administering the residential view district regulations that specifically require public hearings for projects that may affect the views from an individual property. The CEQA Guidelines only consider the significance of impacts to public views, which are those experienced from a publicly accessible vantage point; therefore, potential impacts to views from private property locations are not protected. Further, the New Code will eliminate the Residential View District regulations and language in the General Plan regarding preservation of private scenic views.

New Hillside Development Standards for any property that has a slope of 30 percent or greater will be included in the New Code. The language in the General Plan will be amended to remove references to the View District and include that Hillside Development Standards will be provided in the Zoning Code.

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### 3.2.6 General Plan Density Changes

In June 2019, the Vallejo City Council adopted a Resolution of Intention to Amend the General Plan to address a reduction in the allowed minimum residential density for the mixed-use and commercial land use designations from 18 and 25 units per acre to 16 units per acre.

The reduction in the minimum residential density will:

- Allow the City to respond to the current economic cycle and market demand for multi-family attached housing, such as townhouses and low-rise multi-family housing;
- Provide flexibility for higher density mid-rise housing, with allowed maximum residential density unchanged, when market conditions warrant; and
- Retain higher-density housing along the City's mixed-use corridors in support of General Plan 2040 and Housing Element policies.

Table 3 below provides the proposed General Plan text and density changes.

Table 3.3. General Plan Text and Density Changes		
	Topic	Proposed Amendment
1	<b>Retail/Entertainment Land Use Designation</b> Add multi-family residential as a permitted use.	The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, mixed-use with housing, medium and high-density housing, personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5 with a residential density of 18 to 50 dwelling units per acre.
2	<b>Residential View District</b> <del>Remove residential view district from General Plan and Zoning Code.</del>	<del>The City has established hillside development zoning regulations to help preserve scenic views from some residential neighborhoods located on hills in Vallejo.</del>
3	Same as above	Policy NBE-1.5C Action NBE-1.5C <del>Administer hillside development zoning regulations intended to preserve panoramic views of the surrounding natural and human made environment from residential neighborhoods located on hills.</del>
42	<b>Business/Limited Industrial Land Use Designation</b> Add live/work as a permitted use.	The B/LI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR)

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		uses. Some light industrial and similar uses may include exterior storage areas. Professional office and live/work uses can also be accommodated in this designation. Secondary and accessory uses such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses are also encouraged. The maximum permitted FAR in the BLI designation is 2.5.
<u>53</u>	<b>District – North Gateway (D-NG)</b> Reduce the minimum density	<b>District – North Gateway (D-NG)</b> The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 16 dwelling units per acre up to 50 dwelling units per acre.
<u>64</u>	<b>Central Corridor (CC)</b> Reduce the minimum density	<b>Central Corridor (CC)</b> The residential density permitted is between 16 and 50 dwelling units per acre.
<u>75</u>	<b>Neighborhood Corridor (NC)</b> Reduce the minimum density	<b>Neighborhood Corridor (NC)</b> The maximum permitted FAR in the NC designation is 2.0, with minimum residential density of 16 dwelling units per acre up to 30 dwelling units per acre.
<u>86</u>	<b>Business/Limited Residential (B/LR)</b> Reduce the minimum density	<b>Business/Limited Residential (B/LR)</b> The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 16 dwelling units per acre up to 50 dwelling units per acre.

### 3.3 REQUIRED APPROVALS

The Proposed Project and California Environmental Quality Act (CEQA) review will require the following actions:

- A. Public hearing and recommendation from the Planning Commission
- B. Public hearing and adoption by the Vallejo City Council

Adoption of the Proposed Project also includes:

- A. Approval of revisions to the General Plan Land Use Map and text;
- B. Repeal of the existing Zoning Code and Zoning Map and approval of the proposed New Zoning Code and Zoning Map
- C. Repeal of the Northgate Specific Plan;
- D. Repeal the Land Use Table and selected sections of Chapter 8, Land Use Regulations and sections of Chapter 9, Development Standards of the Downtown Vallejo Specific Plan; and

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- E. Repeal of the list of allowed land uses within Appendix A of the White Slough Specific Area Plan.

Subsequent approval of the White Slough Specific Area Plan Amendment is required by the Bay Conservation and Development Commission. No additional public agency actions are required for the Proposed Project.

### **3.3.1 Mitigation Measures**

The GP Final EIR includes and describes mitigation measures adopted by the City Council. The Proposed Project will either directly implement or help to implement the measures outlined in the GP Final EIR: Mitigation Monitoring and Reporting Program, August 29, 2017.

<http://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=12093328>.

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### 4.0 ENVIRONMENTAL CHECKLIST AND ENVIRONMENTAL EVALUATION

For purposes of California Environmental Quality Act (CEQA) compliance, the following impact analysis is based on the development of vacant and underdeveloped sites with reuse potential within the City, which is termed buildout of the City under the Proposed Project. Baseline information is drawn primarily from the GP Final EIR. Impacts are assessed in accordance with thresholds of significance based on the Environmental Checklist Form included as Appendix G of Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act. Since this Mitigated Negative Declaration is tiering off of the GP Final EIR, the Initial Study (IS) focuses on potential impacts compared to impacts identified in the GP Final EIR. This is noted in the headings used for each resource topic evaluation. The impact analysis is programmatic because the Proposed Project is a set of regulations, not an individual physical project. Under California law, zoning regulations must be consistent with a General Plan; adopting these regulations is one of the implementation actions for the General Plan to be undertaken following adoption. Individual development projects that require discretionary action from City decision makers will be subject to separate site-specific environmental review.

The environmental factors checked below would be potentially affected by this Proposed Project, involving at least one impact that requires mitigation to reduce the impact from “Potentially Significant” to “Less than Significant” that was not previously examined or adequately addressed in the General Plan 2040 Environmental Impact Report (EIR) and the Sonoma Boulevard Specific Plan, as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                          | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Hydrology and Water Quality     | <input checked="" type="checkbox"/> Transportation                     |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Land Use and Planning           | <input type="checkbox"/> Tribal Cultural Resources                     |
| <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Utilities and Service Systems                 |
| <input type="checkbox"/> Energy Resources                    | <input checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Wildfires                                     |
| <input checked="" type="checkbox"/> Geology and Soils        | <input type="checkbox"/> Population and Housing          | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

#### Evaluation of Environmental Impacts

Section 4.0, Environmental Checklist and Environmental Evaluation, presents the environmental checklist form found in Appendix G of the 2020 CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are Proposed Project-specific mitigation measures, if needed.

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For the checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared. An ISMND cannot be used if there are potentially significant impacts that cannot be mitigated.

**Less Than Significant with Mitigation Incorporated:** This designation applies when applicable and feasible Mitigation Measures (MM) previously identified in prior applicable EIRs or in the General Plan EIR have reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact” and, pursuant to Section 21155.2 of the Public Resources Code (PRC), those measures are incorporated into the ISMND.

This designation also applies when the incorporation of new Proposed Project-specific MM not previously identified in prior applicable EIRs or in the General Plan EIR have reduced an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact”.

**Less Than Significant Impact:** Any impact that would not be considered significant under CEQA, relative to existing standards.

**No Impact:** The Proposed Project would not have any impact.

**Important Note to the Reader:** The California Supreme Court in a December 2015 opinion [California Building Industry Association v. Bay Area Air Quality Management District (BAAQMD), 62 Cal. 4th 369 (No. S 213478)] confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Therefore, the evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the project on the environment, including whether a project may exacerbate existing environmental hazards.

This is consistent with one of the primary objectives of CEQA and this document, which is to provide objective information to decision-makers and the public regarding a project as a whole. The CEQA Guidelines and the courts are clear that a CEQA document (e.g., EIR or IS) can include information of interest even if such information is not an “environmental impact” as defined by CEQA.

Therefore, where applicable, in addition to describing the impacts of the project on the environment, this chapter will discuss “planning considerations” that relate to City policies pertaining to existing conditions. Such examples include, but are not limited to, locating a project near sources of air emissions that can pose a health risk, in a floodplain, in a geologic hazard zone, in a high noise environment, or on/adjacent to sites involving hazardous substances.

### **Determination** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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- X I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analyses as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) its effects are less than or equal to the effects disclosed in that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Michelle Hightower, Senior Planner  
\_\_\_\_\_  
(Name)

January 6, 2021  
\_\_\_\_\_  
Date

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## 4.1 AESTHETICS

AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public Views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.1.1 Environmental Impact Analysis

#### a) Would the project have a substantial adverse effect on a scenic vista?

##### Finding: Less Than Significant Impact

A scenic vista is typically defined as a public view of highly valued visual and scenic resources such as the ocean and distant mountain ranges, particularly from public vantage points. The General Plan does not designate official scenic view corridors or vistas. However, there are a number of views within the City that could be considered scenic. The Project Area offers many panoramic views, including views of San Pablo Bay, Mare Island Strait, Vallejo Waterfront, White Slough, Napa River Wetlands, Sulphur Springs Mountain, Vaca Mountains, and Sky Valley.

The General Plan states that important scenic views in the City include views of the hillside and mountain areas. The General Plan recognizes the waterfront as an important feature, in addition to scenic views from the hillsides and elevated roadways. The General Plan also states that the natural areas surrounding the City play a major role in shaping the City's character and includes policies recognizing that natural areas and the waterfront serve as scenic resources. Much of the new development allowed under the Proposed Project would be within the City limits and on lands that are already developed or on lands contiguous to urban uses and major roadways. Given the location of the urban uses and the presence of similar neighborhood uses, little to no impact on views from the hillsides or the waterfront is anticipated in these areas

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The Proposed Project also includes amending the General Plan to remove references to the Residential View District and eliminating the Residential View District and associated regulations from the Zoning Code. The View District was established to address views of San Pablo Bay, Mare Island Channel, the waterfront, Sulphur Springs Mountain, the Vaca Mountains, White Slough, the Napa River Wetlands, Sky Valley and the City itself as significant neighborhood amenities, and includes regulations to protect views from private property.

New development within 100 feet of the shoreline would be subject to Bay Conservation and Development Commission (BCDC) permitting requirements and public access guidelines. This is consistent with Objective 3 of these guidelines, to “provide, maintain and enhance visual access to the Bay and Shoreline,” and would preserve waterfront views along the shoreline.

The New Zoning Code would make major revisions, additions, corrections and clarifications to various sections of the existing Zoning Code to ensure consistency with and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. The Proposed Project would actually result in beneficial environmental effects on scenic vistas due to increased design standards, new design guidelines, and the imposition of general site regulations. For example, the Hillside Development Standards chapter of the New Zoning Code, establishes regulations to minimize impacts of hillside development including protecting views in hillside areas. Aesthetic impacts under the Proposed Project were considered less than significant without the incorporation of mitigation measures and would, therefore, be identical in scope, severity, and nature as those assessed in the GP Final EIR. The Proposed Project also includes amending the General Plan to remove references to the View District and eliminating the View District and associated regulations from the Zoning Code, which will not have an impact on the environment. The CEQA Guidelines only consider the significance of impacts to public views, which are those experienced from a publicly accessible vantage point; therefore, potential impacts to views from private property locations are not protected.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that would occur pursuant to the Proposed Project would be required to conform to all applicable regulations, performance standards and design standards that address the preservation of public scenic vistas, including those set forth in the New Zoning Code and the General Plan. Pursuant to CEQA, future new land uses that occur pursuant to the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess impacts on scenic vistas. Therefore, the Proposed Project would not have a substantial adverse effect on a scenic vista, and impacts would remain less than significant.

**b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Finding: No Impact**

SR 37 is eligible for the State Scenic Highway System, but it is not designated as a scenic highway by the California Department of Transportation (Caltrans). As such, there are no designated scenic highways in Vallejo or its SOI. In the event the State does designate SR 37 as a Scenic Highway, the New Zoning Code

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includes a section for Special Regulations Applicable to Landscaping along Designated Scenic Highways, establishing requirements applicable to uses that would detract from the scenic qualities of a designated route. These included requirements for screening provide landscaping compatible with the natural landscaping of the site. Therefore, the Proposed Project would have no impact on scenic resources within a State scenic highway.

- c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

### **Finding: Less Than Significant Impact**

Vallejo is surrounded by many large areas of protected open space. Views to and within these areas are of high scenic value. These green spaces and wetland areas contribute to local visual character. These areas, which include Eastern Swett Ranch, Lynch Canyon Open Space, and Vallejo Swett Open Space, have been designated as Priority Conservation Areas by the Association of Bay Area Governments (ABAG). The Proposed Project regulates future development and redevelopment primarily in key areas of the City, including the downtown/waterfront area, employment areas, historic districts, corridors, and gateways. Outside of these areas, the existing land use pattern would be preserved, with some infill development anticipated on vacant and underutilized sites in residential neighborhoods. Although new infill development outside of the key areas could be of a higher intensity than the previous uses, any proposed project would be evaluated on a case by case basis to determine if there is any impact to visual character of public views. General Plan policies would guide new development to preserve and enhance the Downtown/Waterfront areas' historic character with compatible and complementary design. The General Plan includes policies to guide the development of gateways in the northern, Columbus/Callaghan, Fairgrounds, and southern areas of the City. Land uses within these gateways would consist of mixed-use, retail, commercial, office, and entertainment uses. New development in gateway areas would be well-designed and compatible with the existing natural environment and residential uses.

The New Zoning Code would make major revisions, additions, corrections and clarifications to various sections of the existing Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would not permit land uses of greater density or height than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than the 2040 General Plan. However, except for the area along Sonoma Boulevard between Lemon and Magazine Streets, these changes are all proposed to eliminate inconsistencies between the General Plan policies and the Land Use Map. Moreover, any potential visual impacts from the redesignation of these parcels would be mitigated by the application of the New Code's more detailed design standards and the development and design review procedures and guidelines that would be applicable to most new development in these areas. Therefore, impacts to visual character under the Proposed Project would be identical in scope, severity, and nature as those assessed in the GP Final EIR.

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The Proposed Project would improve or have a minimal effect on visual character due to new objective development standards, and the imposition of general site regulations that would provide more detailed and objective guidance intended to ensure that new development improves the appearance of neighborhoods and districts. The Proposed Project incorporates regulations to protect or enhance the existing aesthetic character of development throughout the City. Proposed zoning standards addressing design, articulation, and building coverage to ensure compatibility with the scale and character of surrounding development. For example, new development standards for residential, mixed-use, and commercial districts are included as part of the Proposed Project, which include a variety of design requirements to ensure that new developments include attractive street-level frontages and that higher density development is designed to mitigate impacts on adjacent lower-density neighborhoods. Additionally, there are new standards which establish more robust requirements for development review as well as new design review procedures and objective standards to ensure compatibility and improve the appearance of new development.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that would be required to conform to all applicable regulations, performance standards and design standards of the New Zoning Code, as updated, and the General Plan that ensure high quality visual character. Pursuant to CEQA, future new land uses that occur under provisions of the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess and, if necessary, reduce their impacts on visual character. Therefore, the Proposed Project would not substantially degrade the existing visual character or quality of the City, and impacts would remain less than significant.

**d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**Finding: Less than Significant Impact**

Light pollution in the City is restricted primarily to street lighting along local streets, and to night-time illumination of shopping centers. Light spillage from residential developments is mostly screened by trees. Sources of light and glare in the City include outdoor facility lighting at parks and open spaces; commercial areas, which can include nighttime lighting supportive of 24-hour uses; residential neighborhoods, which contain nighttime lighting installed for safety and other purposes; and street and parking lot lighting. All lighting shall remain onsite and not spill over onto adjacent parcels per the New Zoning Code.

Development allowed by the Proposed Project would be required to be consistent with the California Building Code (CBC) standards for outdoor lighting, which are intended to reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls. Adherence to these standards and guidelines would ensure that lighting is shielded to avoid glare and light spillage and incorporates technologies such as timers to avoid excessive lighting. Moreover, new development would be subject to the new, more detailed and expansive Light and Glare standards that the New Zoning Code establishes. The Proposed Project will control outdoor lighting in order to maintain adequate visibility and safety, conserve energy, and protect against direct glare and excessive lighting. As a result, the Proposed Project would substantially mitigate the effects of new development on light/glare due to the imposition of new development standards and site regulations, and development and design review under the new regulations and design guidelines.

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The New Zoning Code, by itself, does not propose or authorize any development. Future land uses would be required to conform to all applicable regulations, performance standards and design standards that address lighting/glare, including those of the New Zoning Code and the General Plan. Therefore, the Proposed Project would not have a substantial adverse effect on lighting/glare that was not evaluated in the GP Final EIR, and impacts would remain less than significant.

**4.1.2 Mitigation Measures**

None required.

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## 4.2 AGRICULTURE AND FORESTRY RESOURCES

AGRICULTURE AND FORESTRY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.2.1 Environmental Impact Analysis

**a) Would the project Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**Finding: No Impact**

There is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as indicated by the California Department of Conservation Farmland Mapping and Monitoring Program. As such, the Proposed Project would not involve the conversion of Farmland. Therefore, there would be no impact.

**b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**Finding: No Impact**

The Proposed Project site is not located within or adjacent to a Williamson Act contract site. As such, the Proposed Project would not conflict with an existing zoning designation for agriculture use or a Williamson Act contract. Therefore, there would be no impact.

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- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**Finding: No Impact**

The Proposed Project does not conflict with current zoning, nor does it seek to rezone the current site zoning. Furthermore, there is no existing zoning designation for forest land, timberland, or timberland production within the Proposed Project area. Therefore, there would be no impact.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

**Finding: No Impact**

As discussed above, there is no forest land within the Proposed Project area; therefore, there would be no impact.

- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**Finding: No Impact**

As discussed above, the Proposed Project would not have an effect on farmland or convert any farmland to nonagricultural use. Furthermore, there is no forest land in the Proposed Project area which could be impacted. Therefore, there would be no impact on the conversion of farmland to nonagricultural use, nor would there be any forest land converted to non-forest use.

#### **4.2.2 Mitigation Measures**

None required.

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### 4.3 AIR QUALITY

AIR QUALITY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.3.1 Environmental Impact Analysis

##### a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

##### Finding: Less Than Significant Impact

Development occurring under the Proposed Project would be subject to BAAQMD 2010 Bay Area Clean Air Plan, the primary goals of which are to attain State and national Ambient Air Quality Standards (AAQS), reduce population exposure, protect public health in the Bay Area, reduce Greenhouse Gas (GHG) emissions, and protect the climate. Per-capita Vehicle Miles Traveled (VMT) reductions discovered in the GP Final EIR were determined to be attributable to changes in land use, increases in density, and mode shifts favoring alternative and active transportation.

Analysis conducted within the GP Final EIR concluded that, while implementation of the General Plan would be associated with population growth in excess of that projected by BAAQMD, reductions in per-capita VMT ensure that overall emissions would not hinder BAAQMD's ability to attain the California and national AAQS.

The City's adoption of VMT Thresholds and Evaluation Method in July 2020, would hold new development VMT generation at or below Citywide VMT generation levels, for the baseline and cumulative scenarios. This is expected to result in declining VMT over time, as compared to a business as usual condition with no VMT limits. The thresholds balance the City's priorities with respect to competing objectives, including Vallejo's geographic and transportation context, City GHG reduction goals, interest in achieving the state's GHG reduction goals, and General Plan 2040 goals and policies related to land use mix, economic development, and housing provision.<sup>5</sup>

The GP Final EIR determined that numerous policies and actions contained in the General Plan would reduce air pollution emissions, reduce population exposed to significant health risk, reduce GHG emissions,

<sup>5</sup> Fehr & Peers, City of Vallejo CEQA Transportation Analysis Guidelines, July 2020, Revised October 2020.

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and promote local air quality by prohibiting development in any area where it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels, support measures to reduce energy consumption, facilitate the use of emerging vehicle technology to help reduce VMT, enhance regional transit services, and provide a safe network of bicycle paths and sidewalks. Therefore, impacts were determined to be less than significant.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations including Assembly Bill (AB) 1483, the California Code of Regulations, and BAAQMD Regulations. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on air quality. Therefore, potential air quality impacts under the Proposed Project would not significantly differ in scope, severity or nature as compared to those assessed in the GP Final EIR.

Rather, the Proposed Project would ensure compatibility with local, State, and federal air quality standards. The New Zoning Code establishes performance standards, including odor, particulate matter, and air contaminant performance standards. These regulations specify that no dust or particulate matter shall be emitted that exceeds limits established by BAAQMD, the California Air Resources Board (CARB) or federal agencies.

The New Zoning Code would make major revisions, additions, corrections, and clarifications to various sections of the existing Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new air quality impacts that have not been previously disclosed and addressed in the GP Final EIR, and impacts would remain less than significant.

**b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

### **Finding: Less Than Significant Impact With Mitigation Incorporated**

Both the United States Environmental Protection Agency (EPA) and CARB have established AAQS for common pollutants. These AAQS are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The AAQS cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet AAQS are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The San Francisco Bay Air Basin is currently designated a federal and state nonattainment area for ozone (O<sub>3</sub>) and particulate matter less than 2.5 micrograms (PM<sub>2.5</sub>), and state nonattainment for particulate matter less than 10 micrograms (PM<sub>10</sub>). The GP Final EIR assessed the General Plan’s compatibility with air quality standards and criteria air pollutant emissions in terms of operational and construction emissions.

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**Operational Impacts**

The GP Final EIR acknowledges that, despite General Plan policies to protect the community from harmful levels of air pollution; favor residential, commercial, and industrial development that can mitigate or avoid environmental impacts; and reduce energy consumption, development allowed under the General Plan would generate a substantial net increase in emissions that would exceed BAAQMD regional significance thresholds and could potentially contribute to an increase in adverse health effects in the San Francisco Bay Air Basin until the attainment standards are met. Criteria air pollutant emissions would be generated from on-site area sources (e.g., landscaping fuel, consumer products), vehicle trips generated under the General Plan, and energy use (e.g., natural gas used for cooking and heating).

The GP Final EIR identified mitigation measures, including Mitigation Measure AQ-2a to address air quality impacts; however, because the site-specific and project-specific nature of future development could not be known at the time of General Plan adoption, operational impacts were determined to be significant and unavoidable.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code Regulations would be required to conform to all applicable regulation performance standards and design standards that address sustainability and air quality, including those of the New Zoning Code and the General Plan. Moreover, the New Zoning Code includes a variety of provisions intended to make it easier for residents to walk or use bicycles for daily activities. These provisions include, but are not limited to, facilitation of transit-oriented development and trip reduction measures. Although more development will be allowed by right and would be exempt from review under CEQA, future new development projects would still be required to comply with BAAQMD standards for air quality, and larger projects undertaken pursuant to the New Zoning Code Regulations would require environmental review on a project-by-project basis, including an assessment of impacts on air quality.

The GP Final EIR concluded that impacts of operational emissions under the General Plan 2040 and Sonoma Boulevard Specific Plan would be significant, on the basis that cumulative development occurring under these plans could exceed regional significance thresholds. Mitigation Measure AQ-2a was introduced to mitigate these impacts, and the GP Final EIR concluded that, even with implementation of this mitigation measure, impacts would be significant and unavoidable. Implementation of the Proposed Project may also result in significant operational air quality impacts. However, these potential impacts have been adequately analyzed in the GP Final EIR, and no further analysis is required.

**Construction Emissions**

Construction activities from future development projects could generate temporary construction-related pollutant emissions that contribute to concentrations of O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction-related pollutant emissions from certain development projects implemented in the future could individually exceed BAAQMD thresholds. Since information on construction scheduling and project size are not available for all future projects, construction emissions for individual projects cannot be quantified. Therefore, the GP Final EIR conservatively concluded that impacts would be significant.

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Future development under the Proposed Project would be subject to mitigation measures which would reduce impacts due to construction emissions. In addition, the Construction Management section of the New Zoning Code establishes requirements that will implement these mitigation measures by imposing standard conditions applicable to future development. However, the GP Final EIR concluded that, even with the implementation of Mitigation Measures AQ-2b.1 and AQ-2b.2, impacts would be significant and unavoidable.

The New Zoning Code would make major revisions, additions, corrections, and clarifications to various sections of the existing Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential air quality impacts under the Proposed Project would not significantly differ from those assessed in the GP Final EIR in scope, nature, or severity.

In comparison, the Proposed Project would ensure compatibility with local, state, and federal air quality standards. The New Zoning Code establishes performance standards, including odor, particulate matter, and air contaminant performance standards. These regulations specify that no dust or particulate matter shall be emitted that exceed limits established by the BAAQMD, CARB or federal agencies.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations, performance and design standards that address sustainability and air quality, including those of the New Zoning Code and the General Plan. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess their impacts on air quality.

The GP Final EIR concluded that impacts of construction emissions under the General Plan 2040 and Sonoma Boulevard Specific Plan would be significant, on the basis that cumulative development occurring under these plans could exceed regional significance thresholds. Mitigation Measure AQ-2b was introduced to mitigate these impacts, and the GP Final EIR concluded that even with implementation of this mitigation measure, impacts would be significant and unavoidable. Implementation of the Proposed Project may also result in significant construction air quality impacts. However, these potential impacts have been adequately analyzed in the GP Final EIR, and no further analysis is required.

**c) Would the project expose sensitive receptors to substantial pollutant concentrations?****Finding: Less Than Significant Impact**

Carbon monoxide (CO) is the criteria pollutant that is produced in greatest quantity from vehicle combustion and does not readily disperse into the atmosphere. Areas of vehicle congestion have the potential to create elevated concentrations of CO called "hot spots." These hot spots typically occur at intersections where vehicle speeds are reduced and idle times are increased.

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### Hot Spots

The GP Final EIR concluded that development under the General Plan did not have the potential to affect traffic to the extent that a significant impact related to CO hotspots would occur.

### New Sources

Various industrial and commercial processes allowed under both the General Plan and Proposed Project would be expected to release toxic air contaminants (TACs). TAC emissions by stationary and point sources in the San Francisco Bay Air Basin are regulated and controlled by the BAAQMD. Emissions of TACs from mobile sources are regulated by state rules and regulations, not by BAAQMD, as they have the potential to generate substantial concentrations of air pollutants.

New development allowed under the General Plan and Proposed Project, such as industrial land uses, chemical processing facilities, dry cleaners, and gas stations would have the potential to generate substantial stationary sources of emissions and would require a permit from BAAQMD for emissions of TACs. Emissions of stationary source TACs would be controlled by BAAQMD through permitting and would be subject to further study and health risk assessment (HRA) prior to the issuance of any necessary air quality permits under BAAQMD Regulation 2, Rule 2 (New Source Review) and Rule 5 (New Source Review of Toxic Air Contaminants).

Mobile sources of TACs are not regulated by BAAQMD. The primary mobile sources of TACs within Vallejo are truck idling and use of off-road equipment at warehousing operations. The GP Final EIR noted that land uses in the Project Area permitted under the General Plan that use trucks could generate an increase in diesel particulate matter (DPM) that would contribute to cancer and non-cancer health risk in the San Francisco Bay Air Basin. Impacts could occur at facilities that permit 100 or more truck trips per day or 40 or more trucks with truck refrigeration units (TRUs) within 1,000 feet of a sensitive land use. In addition, trucks would travel on regional transportation routes through the San Francisco Bay Air Basin, contributing to near-roadway DPM concentrations.

The GP Final EIR noted that, as the General Plan does not identify BAAQMD's performance standards, mitigation would be needed to ensure that new projects are evaluated in accordance with BAAQMD's CEQA Guidelines. Consequently, the GP Final EIR introduced Mitigation Measure AQ-3a. Mitigation measures identified in each project-specific HRA shall be identified as mitigation measures in the related environmental document and/or incorporated into the site development plan as a component of a proposed project. The GP Final EIR concluded that, with implementation of Mitigation Measure AQ-3a, impacts related to health risk would be less than significant.

### Siting of Sensitive Receptors

Potential stationary sources in or near the City include industrial uses, emergency diesel generators, auto body repair and refinishing facilities, gas stations, dry cleaners, and high-volume roadways including Railroad Avenue, Wilson Avenue, Sacramento Street, Mare Island Causeway, Sonoma Boulevard/State Route 29, State Route 37, Mare Island Way, Sereno Drive, Redwood Street, Tennessee Street, Georgia Street, Curtola Parkway, Fairgrounds Drive, Columbus Parkway, Redwood Parkway, Springs Road, I-80, and I-780.

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The GP Final EIR concluded that, while General Plan policies and actions would minimize impacts from community risk and hazards, future projects proximate to major sources of air pollution (e.g., within 1,000 feet of an industrial area) would need to ensure that they could achieve BAAQMD's performance standards. The General Plan introduces Mitigation Measure AQ-3b in order to reduce this potential impact to less than significant levels.

Measures identified in the HRA shall be included in the environmental document and/or incorporated into the site development plan as a component of a proposed development project. The air intake design and maximum efficiency reporting factor (MERV) filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Building & Safety Division and/or Planning Services Division. The GP Final EIR concluded that implementation of this mitigation measure would reduce potential impacts to a less than significant level.

The New Zoning Code would make major revisions, additions, corrections, and clarifications to various sections of the existing Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential air quality impacts under the Proposed Project would not significantly differ from those addressed in the GP Final EIR.

The New Zoning Code, by itself, does not propose or authorize any development. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts related to air pollutant concentrations. Therefore, the Proposed Project would not expose sensitive receptors to substantial pollutant concentrations. With incorporation of GP Final EIR Mitigation Measures AQ-3a and AQ-3b, impacts would remain less than significant.

**d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**Finding: Less than Significant Impact**

Commercial and industrial areas in the Project Area have the potential to include land uses that generate nuisance odors. Buildout under the Proposed Project could include new sources of odors, such as composting, green waste, and recycling operations; food processing, chemical manufacturing; and painting/coating operations, because these are permitted uses in the commercial and/or industrial areas in the Project Area. Future environmental project-level review could be required for industrial projects to ensure that sensitive land uses are not exposed to objectionable odors. BAAQMD Regulation 7 (Odorous Substances), requires abatement of any nuisance generating an odor complaint. Relevant facilities would need to consider measures to reduce odors as part of their CEQA review. The GP Final EIR concluded that review of projects using BAAQMD's odor screening distances during future CEQA review, implementation of relevant General Plan policies, and compliance with BAAQMD Regulation 7 would ensure that odor impacts are minimized and less than significant.

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The New Zoning Code would make major revisions, additions, corrections, and clarifications to various sections of the existing Zoning Code to ensure consistency and successful implementation of the General Plan. Therefore, potential odor impacts under the Proposed Project would not significantly differ from those assessed in the GP Final EIR in scope or nature.

In comparison, the Proposed Project would improve local air quality by imposing air quality operating standards on local businesses including automobile and vehicle repair, automobile/vehicle washing and repair service locations. The New Zoning Code also establishes standards for landscaping to improve air quality along with other purposes. Additionally, the New Zoning Code establishes performance standards, including odor, particulate matter, and air contaminant performance standards.

The New Zoning Code, by itself, does not propose or authorize any development. Additionally, new land uses would be required to conform to all applicable regulations, performance standards, and design standards of the Zoning Code as updated, that address odors. Therefore, the Proposed Project would not create objectionable odors, and impacts would remain less than significant.

### 4.3.2 Mitigation Measures

#### Mitigation Measure AQ-2a Pre-Construction Air Quality Technical Evaluation

**Pre-Construction Air Quality Technical Evaluation.** Prior to issuance of construction permits, development project applicants that are subject to CEQA and exceed the screening sizes in the BAAQMD's CEQA Guidelines shall prepare and submit to the City of Vallejo (City) a technical assessment evaluating potential air quality impacts related to the project's operation phase. The evaluation shall be prepared in conformance with the BAAQMD methodology in assessing air quality impacts. If operation-related criteria air pollutants are determined to have the potential to exceed the BAAQMD thresholds of significance, as identified in BAAQMD's CEQA Guidelines, the City of Vallejo Planning and Development Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operation activities.

#### Mitigation Measure AQ-2b.1 Compliance with BAAQMD Control Measures

**Compliance with BAAQMD Control Measures.** As part of the City's development approval process, the City shall require applicants for future development projects to comply with the current BAAQMD's basic control measures for reducing construction emissions of PM<sub>10</sub>.

#### Mitigation Measure AQ-2b.2 Pre-Construction Air Quality Technical Evaluation

Prior to issuance of construction permits, development project applicants that are subject to CEQA and exceed the screening sizes in the BAAQMD's CEQA Guidelines shall prepare and submit to the City a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with the BAAQMD methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the BAAQMD thresholds of significance, as identified in the BAAQMD's CEQA Guidelines, the City shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated

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into all appropriate construction documents submitted to the City and shall be verified by the City's Building Division and/or Planning Division.

### **Mitigation Measure AQ-3a Health Risk Assessment for Non-Residential Land Uses**

**Health Risk Assessment for Non-Residential Land Uses.** Applicants for future non-residential land uses within the City that: 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered TRUs, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of a Proposed Project to the property line of the nearest sensitive use, shall submit a HRA to the City prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHA) and the BAAQMD. If the HRA shows that the incremental cancer risk exceeds 10 in one million, PM 2.5 concentrations exceed 0.3 ug/m<sup>3</sup>, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. Mitigation measures may include but are not limited to:

- Restricting idling on-site beyond Air Toxic Control Measures idling restrictions, as feasible
- Electrifying warehousing docks
- Requiring use of newer equipment and/or vehicles
- Restricting off-site truck travel through the creation of truck routes

### **Mitigation Measure AQ-3b Health Risk Assessment for Sensitive Land Uses**

**Health Risk Assessment for Sensitive Land Uses.** Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) in Vallejo within 1,000 feet of a major source of toxic air contaminants (e.g., warehouses, industrial areas, freeways, and roadways with traffic volumes over 10,000 vehicles per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a HRA to the City of Vallejo prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the OEHHA and the BAAQMD. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 16 years. If the HRA shows that the incremental cancer risk exceeds ten in one million PM<sub>2.5</sub> concentrations exceed 0.3ug/m<sup>3</sup>, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:

- Air intakes located away from high volume roadways and/or truck loading zones.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized MERV filters

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## 4.4 BIOLOGICAL RESOURCES

<b>BIOLOGICAL RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.4.1 Environmental Impact Analysis

- a) **Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or regulated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**
- b) **Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

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- c) Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**
- d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**Finding: Less Than Significant Impact with Mitigation Incorporated**

Development under the Proposed Project could have impacts on special-status species, riparian habitats and other natural communities, state or federally protected wetlands, and the movement of native resident or migratory fish or wildlife species either directly or through habitat modification. Urban development is the dominant land use in the Project Area and urban development generally limits the potential for occurrence of special-status species. However, undeveloped natural habitat occurs along the hillsides to the north and east, along the shorelines of San Pablo Bay and the Napa River, and along the numerous riparian corridors that could support occurrences of special-status species. Additionally, secondary effects of water quality degradation from urban pollutants and sediments released during grading and other construction could degrade the health and overall quality of riparian habitats and affect aquatic-dependent special-status species.

Local, state, and federal regulations provide varying levels of protection for special-status species, depending on a number of factors, including legal protective status; rarity and distribution; the magnitude of the potential impact on essential habitat; specific occurrence and overall population levels; and take of individual plants or animals. Activities requiring discretionary approvals of local, State, and federal agencies provide for the greatest oversight because proposed activities must be evaluated for the potential impact on special-status species and other sensitive biological resources. The degree to which populations and essential habitat for special-status species are adequately protected depends in part on how stringently the local policies are applied and enforced, together with regulatory oversight and resource management by State and federal agencies.

The General Plan provides a number of policies and actions which would help address potential impacts to special-status species and sensitive habitats. These policies and actions include, but are not limited to:

- Policy NBE-1:1: Natural Resources. Protect and enhance hillsides, waterways, wetlands, and aquatic and wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent possible.
- Action NBE-1.1A: Cooperate with federal, State, and local regulatory and trustee organizations to promote the restoration and long-term sustainability of local natural resources.
- Action NBE-1.1B: Continue to participate in the implementation of regional habitat conservation and restoration programs, including the Solano Multispecies Habitat Conservation Plan (HCP) and Natural Community Conservation Plan, and wetland restoration occurring in the Napa/Sonoma Marshes.

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- Action NBE-1.1C: Pursue habitat enhancement at South White Slough through mitigation banking, whereby developers acquire and enhance property to offset environmental impacts on other sites before dedicating it to a sponsoring agency.
- Action NBE-1.1D: Support the Greater Vallejo Recreation District (GVRD) in establishing a mitigation bank at River Park.

These policies and actions would help provide for the identification and protection of special-status species and sensitive habitats. Many of these policies and actions are relatively broad, involving promoting sustainable management practices, collaboration with non-profit and public resource agencies, and continued participation in regional conservation efforts. Site-specific environmental review, together with resource agency review and authorization, where required, would help to identify and protect sensitive resources and regulated waters or require that appropriate compensatory mitigation is provided as part of new development. Implementation of the policies and actions identified above, as well as compliance with federal and state laws and mitigation measures as part of the various specific plans in the Project Area, would help to avoid potential impacts to special-status species and sensitive and protected habitats and ecosystems.

However, as stated within the GP Final EIR, “the proposed General Plan does not define a process for how sensitive resources such as special-status species would be identified as part of environmental review or controls on how future development must avoid or mitigate potential adverse impacts on sensitive resources. This is a *significant* impact.” As such, the GP Final EIR concluded that with implementation of Mitigation Measure BIO-1, which would include and amend additional General Plan actions regarding biological resources, impacts to special-status species, sensitive habitats, and movement corridors would be less than significant.

The Proposed Project would help preserve local special-status species and sensitive habitats by prioritizing the protection of these resources in preservation and landscaping areas within proposed projects. The New Zoning Code establishes landscaping standards, including requirements to protect and preserve native species and habitats when possible and requires new and rehabilitated landscape projects to protect local habitats and create new habitats by using native plants. Moreover, proposed zoning regulations for the Parks, Recreation and Open Space (PROS) and Resource Conservation (RCN) Districts in the New Zoning Code would limit the type and extent of development in open areas and wetlands.

The Proposed Project, by itself, does not propose or authorize any development. Pursuant to CEQA, future new land uses that occur pursuant to the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess impacts related to special-status species and sensitive habitats. Therefore, impacts would remain less than significant with incorporation of mitigation measures. Therefore, there would be no new impacts to special-status species, sensitive habitats, or movement corridors that have not previously been examined or adequately addressed in GP Final EIR, and no further analysis is required.

**e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

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### **Finding: Less than Significant Impact**

Development under the Proposed Project would be evaluated for consistency with the General Plan and would be required to comply with the City's Tree Ordinance, which specifies that no person, firm, or corporation shall cut, trim, prune, plant, remove, injure, or interfere with any tree upon any street, park, alley, or public place of the City without a permit for that purpose. Site-specific biological assessments would be necessary to determine the extent of any sensitive resources and ensure conformance with these regulations.

The New Zoning Code provides mandatory measures to protect trees during construction where tree removal may occur, which augments the tree protection measures established in the City's Tree Ordinance. The New Zoning Code also requires that trees which are removed be replaced at a ratio of at least three new trees for every tree removed, except for those that pose a safety hazard and fire-prone species. No regulation contained within the Proposed Project would conflict or interfere with the City's ability to implement its biological resource protection measures.

None of these regulations conflict with other local policies or ordinances serving the protection of biological resources. The Proposed Project, by itself, does not propose or authorize any development. Pursuant to CEQA, future new land uses that occur pursuant to the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess impacts related to biological resources. Therefore, impacts to biological resources would be less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

### **f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other Approved local, regional, or state habitat conservation plan?**

### **Finding: Less Than Significant Impact**

The City participated in the preparation of the Solano Multi-Species Habitat Conservation Plan (HCP) and is subject to the provisions therein.<sup>6</sup> The HCP establishes a framework for complying with state and federal endangered species regulations while accommodating future urban growth, development of infrastructure, and ongoing operations and maintenance activities associated with flood control, irrigation facilities, and other public infrastructure undertaken by or under the permitting authority/control of the Plan Participants within Solano County. As a Plan Participant, the City agreed to implement conservation measures to ensure the protection of threatened and endangered species and their habitat within the Solano County Water Agency contract service area by implementation of the conservation measures outlined in the Solano Project Biological Opinion.

The Project area falls within Solano Multi-Species HCP Zone 1 – Urban Zone, defined as that area which encompasses the designated Urban Growth Boundaries (UGBs) for each city, including all of the designated land use areas and future annexation areas as defined by their General Plans, the County General Plan, and relevant supporting documents. Within Zone 1, all covered activities affecting defined

<sup>6</sup> Solano County Water Agency, Solano Multi-Species Habitat Conservation Plan, October 2012. Available at: <https://www.scwa2.com/solano-multispecies-habitat-conservation-plan/>.

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covered species conducted in compliance with the goals and objectives of the Solano Multi-Species HPC and the mitigation measures described therein, and implemented under the authority/control of the Plan Participants, will be authorized.

The New Zoning Code, by itself, does not propose or authorize any development. Future land use that occurs pursuant to the New Zoning Code would be required to conform to all applicable regulations of the New Zoning Code, as updated, and the General Plan that address habitat conservation. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on natural resources protected by approved local, regional, or state HCP. Therefore, the New Zoning Code would not result in a significant impact due to conflicts with local HCPs, and impacts would remain less than significant.

### 4.4.2 Mitigation Measures

#### Mitigation Measure BIO-1 Pre-Construction Surveys (Plants and Wildlife) and Biological Monitoring

The General Plan shall be amended to include the following actions:

- **Action.** Require a biological assessment for new development proposed on sites that are determined to have some potential to contain sensitive biological and wetland resources. The assessment should be conducted by a qualified professional to determine the presence or absence of any sensitive resources, should evaluate potential adverse effects, and should define measures for protecting the resources in compliance with state and federal laws. Detailed surveys are not necessary in locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources.
- **Action.** Continue to require environmental review of development applications pursuant to CEQA to assess the potential impacts on native species and habitat diversity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values and functions and encourage early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting special-status species, sensitive natural communities or wetland that may be adversely affected by new development.
- **Action.** Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. This should include streams and associated riparian habitat along the Vallejo shoreline. Where complete avoidance is not possible, require that appropriate authorizations be secured from State and federal jurisdictional agencies and that adequate replacement mitigation be provided to ensure there is no net loss in habitat acreage or values.
- **Action.** Protect the nests of raptors and other birds when in active use, as required by State and federal regulations. As part of new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season

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(September through February) or by concluding a preconstruction survey by a qualified biologist to confirm nests are absent or to define appropriate buffers until any young have successfully fledged the nest.

- **Action.** Protect the remaining woodlands and native tree resources and require replacement plantings where native trees must be removed.

Additionally, two policies of the General Plan were amended as follows:

- **Policy NBE-1.1: Natural Resources.** Protect and enhance hillsides, waterways, wetlands, occurrence of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.
- **Policy NBE-1.2: Sensitive Resources.** Ensure that adverse impacts on sensitive biological resources, including special-status species, and sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.

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## 4.5 CULTURAL RESOURCES

<b>CULTURAL RESOURCES</b> Would the project:	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.5.1 Environmental Impact Analysis

**a) Would the project cause a substantial adverse change in the significance of a historical resource as identified in Section 15064.5?**

**Finding: Less Than Significant Impact**

A historical resource is defined in Section 15064.5(a) of the CEQA Guidelines as a resource listed in or eligible for listing in the California Register of Historical Resources; a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California. Generally, a resource is considered to be “historically significant” if it meets one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important to prehistory or history.

Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA. The City is rich with historic buildings, structures, and districts that could be affected by future development, and the potential for identifying additional historic resources is high.

In addition to General Plan policies and actions, future development would be required to comply with the City’s Municipal Code Chapter 2.48, which establishes the Architectural Heritage and Landmarks Commission. The Commission is charged with ensuring the protection of historic resources within the City by conducting design review and holding public hearings for restoration, remodeling or demolition which take place in City-designated historic districts or which could affect city landmarks; surveying older buildings

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and neighborhoods to identify structures which have historic or architectural significance; and making policy recommendations to the City Council on matters related to historic preservation.

In compliance with the Vallejo Municipal Code, the Architectural Heritage and Historic Preservation Chapter of the New Zoning Code codifies the City's goals and policies regarding historic preservation and establishes additional regulations imposing requirements to maintain structures and features included in the City's Historic Resources Inventory, properties designated as Landmarks and properties in a designated Historic District in good repair. The purpose of the regulations is to designate, preserve, and enhance historic buildings and structures and ensure the protection of such resources. Future, compliance with existing federal and State laws, such as the National Historic Preservation Act, CEQA, California Code of Regulations, and the California Historical Building Code, all serve to protect designated historical resources or resources that meet criteria for being potentially historic. The GP Final EIR concluded that adherence to these regulations would ensure that impacts to historical resources would be less than significant.

There would be no new impacts that have not been previously examined or adequately addressed in the GP Final EIR. The Proposed Project would actually support and strengthen initiatives to preserve historic resources. The New Zoning Code creates and establishes regulations for historic districts and landmark designations for specific properties that will conserve and enhance the City's architectural heritage and historic resources in the Architectural Heritage and Historic Preservation chapter.

The New Zoning Code, by itself, does not propose or authorize any development. Future land use that occurs pursuant to the New Zoning Code would be required to conform to all applicable regulations of the Zoning Code, as updated, and the General Plan which address historical resources. Demolition or alteration of a historical resource on a parcel in the City could conceivably occur as a result of individual development projects; however, pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on historical resources. Therefore, the Proposed Project would not result in a significant impact on historical resources not examined or adequately addressed in the GP Final EIR, and impacts would remain less than significant.

### **b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

#### **Finding: Less Than Significant Impact with Mitigation Incorporated**

The GP Final EIR noted that, at the time of production, there were 16 identified prehistoric archaeological sites and 11 historical sites within the Project Area, with only about 20 percent of the area having received any level of archaeological survey. Buildout under the Proposed Project could result in direct adverse impacts to known archaeological resources, and there is a high probability of additional, as yet unidentified, archaeological resources being found within areas that would be redeveloped under the Proposed Project.

Policy NBE-1.9 and Action 1.9A of the General Plan would generally protect archaeological resources; however, the GP Final EIR noted that the General Plan does not contain specific implementation strategies, and such strategies are not found in the Vallejo Municipal Code. Without procedures in place to ensure that archaeological resources are identified and protected, significant changes could occur. Therefore, the GP

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Final EIR included Mitigation Measure CUL-2. The GP Final EIR concluded that with implementation of Mitigation Measure CUL-2, impacts to archaeological resources would be less than significant.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts to archaeological resources under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity or nature.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to federal, State, and local guidelines and requirements that address the discovery of archaeological resources such as NBE-1.9 of the General Plan. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on archaeological resources. Proposed Projects will be referred to the Northwest Information Center to be pre-screened for potential archeological or historical resources onsite. Therefore, the New Zoning Code would not significantly disturb archaeological resources, and impacts would be less than significant with incorporation of mitigation. No further analysis is required.

### **c) Would the project disturb any human remains, including those interred outside of formal cemeteries?**

#### **Finding: Less Than Significant Impact**

There is a possibility that human remains could be found in the soils of parts of the City. State CEQA Guidelines Section 15064.5 enumerates specific requirements for the evaluation and treatment, in the event of an accidental discovery of human remains.

While no specific development projects are included in the Proposed Project that would result in direct adverse impacts, future development allowed under the Proposed Project could result in the discovery and disturbance of human remains. In addition to policies and actions contained within the General Plan, future development would be required to comply with existing federal and state laws, such as the National Historic Preservation Act, CEQA, American Indian Religious Freedom Act, Native American Graves and Repatriation Act, and the California Health and Safety Code, which generally require that any ground-disturbance must cease in the event of accidental discovery or disturbance to human remains during construction activities that would occur during future development.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts to human remains under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

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The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to federal, state, and local guidelines and requirements relating to the discovery of human remains. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on human remains. Therefore, the New Zoning Code would not significantly disturb human remains, and impacts would remain less than significant. No further analysis is required.

#### **4.5.2 Mitigation Measures**

##### **Mitigation Measure CUL-2 Archaeological Resources**

The City shall put in place procedures to identify as-yet unidentified archaeological resources prior to development. These procedures shall include the following measures:

- Prior to development within the General Plan area, a description and map of the proposed development shall be submitted to the Northwest Information Center of the California Historical Resources Information System to determine if the property has been previously surveyed for cultural resources. The Information Center will provide recommendations regarding the need for cultural resources survey. These recommendations shall be followed prior to development of the property.
- Contact the Native American Heritage Commission for sacred lands file check.
- Consult local Native American groups identified by the Native American Heritage Commission.
- If previously unidentified cultural resources are identified during surveys of the property, recommendations for treatment of the resources shall be acquired from a qualified cultural resource professional.
- If buried archaeological deposits are discovered during development, work shall stop in the vicinity of the find, and a qualified archaeologist will be contacted to assess the discovery. If the discovery is determined to be a potentially significant archaeological site, a site-specific investigation will be developed by a qualified archaeologist.

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## 4.6 ENERGY

ENERGY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.6.1 Environmental Impact Analysis

- a) **Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

#### Finding: Less Than Significant Impact

The New Zoning Code would encourage more efficient use of energy consumption, and it would be consistent with all applicable federal, state and local plans and policies for renewable energy and energy efficiency, including the adopted 2012 Vallejo Climate Action Plan (CAP). The CAP provides a roadmap for the City to become a more sustainable community by calling for changes in green building practices, energy efficiency, transit-oriented development, mixed-use/higher density development, recycling and composting, water conservation, and renewable energy. In addition, the New Zoning Code would be consistent with SB 100, the California Clean Energy Act, effective September 2018, which accelerated the state renewable portfolio standard to 60 percent by 2030. SB 100 also required that 100 percent of all retail sales of electricity to come from eligible renewable energy and zero-carbon resources by 2045.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to federal, state, and local guidelines and requirements relating to renewable energy and energy efficiency. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on energy. Therefore, the New Zoning Code would not result in efficient use of construction-related energy and the minimization or elimination of wasteful and unnecessary consumption of energy and would be consistent with all applicable regulations, and impacts would remain less than significant.

### 4.6.2 Mitigation Measures

None required.

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## 4.7 GEOLOGY AND SOILS

GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on strata or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4.7.1 Environmental Impact Analysis

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

ii. **Strong seismic ground shaking?**

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### iii. Seismic-related ground failure, including liquefaction?

### iv. Landslides?

**Finding: Less Than Significant Impact**

#### **Alquist-Priolo Earthquake Fault Zone**

Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. The California Geological Survey (CGS) designates Alquist-Priolo Earthquake Fault Zones, which are regulatory zones around active faults. These zones, which extend from 200 to 500 feet on each side of known active faults, are identified as areas where potential surface ruptures along active faults could prove hazardous and identify where special studies are required to characterize hazards to habitable structures. The CGS has not mapped any Alquist-Priolo Earthquake Fault Zones within the City boundaries or its SOI. Nevertheless, some potentially active faults in the vicinity have been the subject of recent research. These faults include the Franklin Fault to the south across the Carquinez Strait, the Southampton Fault in the southeast part of the City, and the West Napa Fault to the north.

#### **Strong Seismic Ground Shaking**

The closest and most prominent active earthquake faults are the Rodgers Creek Fault and Concord-Green Valley Fault, whose closest approaches lie less than five miles from the City. The United States Geological Survey (USGS) recently estimated that the probability of a magnitude 6.7 or greater earthquake prior to the year 2036 to be 63 percent. Earthquakes of this magnitude can create ground accelerations severe enough to cause major damage to structures and foundations not designed to resist the forces generated by earthquakes. Most parts of the City are expected to experience “very strong” shaking.

#### **Liquefaction**

Liquefaction is a form of earthquake induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Liquefaction potential is greatest where the groundwater level is shallow, and where submerged loose, fine sands occur. Although the CGS has not yet mapped seismic-generated liquefaction hazard zones in the Vallejo 7.5-minute quadrangle, a regional assessment of liquefaction potential in the broader San Francisco Bay Area has been performed. In the regional assessment, several areas of “very high” liquefaction susceptibility were identified in the City, including much of Mare Island, an east-west trending area near Lake Dalwigk and the I-780/I-80 interchange, and a low-lying area northeast of the Vallejo Heights neighborhood.

#### **Landslides**

Landslides are gravity driven movements of earth movements that may include rock, soil, unconsolidated sediment, or combinations of such materials. The susceptibility of an area to landslides depends on many variables, such as slope steepness and materials, moisture content, vegetative cover, and seismic activity. Earthquake-induced landslides have the potential to occur in the City and the surrounding area, most

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notably in the hillier northeast and east-central parts where the slopes locally exceed 70 percent. Landslides are generally not an issue in parts of the City where the topographic relief is subdued. However, due to the differences in the physical characteristics of slope materials, which can influence landslide potential, some seemingly similar areas may differ widely in terms of landslide hazards. For this reason, site-specific geotechnical analysis is considered essential to the accurate assessment of potential landslide hazards at a given property.

New development would be subject to Policy NBE-5.4 and Action NBE-5.4A of the General Plan, which prohibit development in any area where it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels and require geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate risk associated with seismic activity, flooding, sea level rise, landslide, and erosion.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. Additionally, the New Zoning Code does not propose standards or requirements that would conflict with the City's Building Code. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The adoption of the New Zoning Code would actually help reduce the risk of geological hazards. The New Zoning Code includes the Natural Hazard Reduction chapter which specifically adopts General Plan policies regarding risk reduction, including geotechnical hazards and seismic events. Requirements that would reduce the risk and/or severity of geological events include the requirement of a geologic report and construction limitations. The New Zoning Code also includes the Hillside Development Standards chapter which would prohibit new development on slopes that are 30 percent or more.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations, standards, and design standards of the Building Code that addresses geologic safety, including potential fault rupture, ground shaking, liquefaction, and landslides. Additionally, new development in the City would be required to prepare site-specific geotechnical investigations that would evaluate the potential for geologic risks and appropriate mitigation. The geotechnical investigation must be submitted to the City for review and approval before a grading or building permit can be issued. Therefore, the New Zoning Code would not expose people or structures to substantial adverse effects due to fault rupture, and impacts would remain less than significant. No further analysis is required.

### **b) Would the project Result in substantial soil erosion or the loss of topsoil?**

#### **Finding: Less Than Significant Impact**

Erosion potential is highest during earthwork activities for new construction. Construction activities such as excavation, backfilling, grading, and demolition can remove stabilizing vegetation and expose areas of loose soil that, if not properly stabilized during construction, can be subject to soil loss and erosion by wind and storm water runoff. However, all earthwork activities that disturb soil over one acre are currently required to comply with the provisions of the National Pollution Discharge Elimination System (NPDES)

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construction permit, which requires implementation of appropriate erosion control measures during grading and construction. Additionally, compliance with existing regulatory requirements, such as implementation of erosion control measures specified in the Vallejo Municipal Code, as well as the requirements of the Regional Water Quality Control Board would help reduce the likelihood of significant erosion or topsoil loss. These requirements establish mandatory content for grading permits, including submittal and construction requirements as well as mandatory erosion and sedimentation control plans that must be submitted with a permit application.

The General Plan includes Policy NBE-5.4 and Actions NBE-5.4A and NBE-5.4B, which would ensure that new development and redevelopment projects would not have an adverse impact on substantial erosion or loss of topsoil by prohibiting development anywhere it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels, requiring geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate any risk related to erosion, and continuing to require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas to minimize risks to downhill areas.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. Additionally, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan with the exception of the 72 parcels discussed in the Project Description. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity or nature.

Provisions of the New Zoning Code would actually help prevent erosion and topsoil loss associated with development and landscaping. The New Zoning Code Hillside Development Standards chapter, introduces regulations to minimize impacts of hillside development, protect hillside areas, and minimize damage to property from landslides, erosion, and earth creep. The New Zoning Code Landscaping chapter introduces provisions to reduce erosion in landscaping projects. The New Zoning Code Natural Hazard Reduction chapter implements General Plan policies pertaining to hazards reductions, including hazards associated with erosion. The New Zoning Code Water-Efficient Landscape Requirements chapter regulates the use of mulch and efficient irrigation equipment to prevent erosion.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations, standards, and design standards of the Building Code that address erosion risk. Additionally, new development in the City would be required to prepare site-specific geotechnical investigations that would evaluate the potential for geologic risks and appropriate mitigation. The geotechnical investigation must be submitted to the City for review and approval before a grading or building permit can be issued. Therefore, the Proposed Project would not expose people or structures to substantial adverse effects due to fault rupture, and impacts would remain less than significant. No further analysis is required.

**c) Would the project be located on strata or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

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**Finding: Less Than Significant Impact**

Lateral spreading is a failure within a nearly horizontal soil zone (possibly due to liquefaction), which can result in weaker soils moving laterally toward a free face such as an embankment or stream channel wall, or down a gentle slope. Subsidence and related phenomena of different settlement can also arise where development occurs on unstable geologic units or soil. Where severe, these conditions can result in cracked or damaged building foundations, flatwork, and/or underground utility lines.

General Plan policy NBE-5.4 is relevant to hazards arising from development on unstable geologic units or soils. This policy attempts to prohibit development in areas where the potential risk from natural hazards cannot be mitigated to acceptable levels. These natural hazards include unstable geologic units or soils that, if developed, would be susceptible to on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Under this policy, Action NE-5.4A imposes requirements for geotechnical studies to identify engineering measures that may be necessary to adequately mitigate seismic risk. Such geotechnical studies typically include an assessment of unstable geological units and soils. Additional safeguards are provided under certain state programs, such as the California Seismic Hazards Mapping Act, which maps landslide and liquefaction hazard zones in affected communities. Compliance with existing City grading and building codes and CBC requirements would also help ensure that building design and siting consider ways to minimize the adverse effects of these unstable earth materials.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not permit land uses of greater density than permitted under the General Plan, except for the 72 parcels identified in Table 2, where densities would increase to correct inconsistencies with General Plan policies, and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code would actually help to further reduce the risk of geological hazards. The New Zoning Code specifically adopts General Plan policies regarding risk reduction, including geotechnical hazards and seismic events. Requirements that would reduce the risk and/or severity of geological events include the requirement of a site-specific geologic report and construction limitations.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations, standards, and design standards of the Building Code that addresses the risk of lateral spreading or unstable soils. Additionally, new developments in the City would be required to prepare a site-specific geotechnical investigation that would evaluate the potential for geologic risks and appropriate mitigation. The geotechnical investigation must be submitted to the City for review and approval before a grading or building permit can be issued. Therefore, the New Zoning Code would not expose people or structures to substantial adverse effects due to fault rupture, and impacts would remain less than significant. No further analysis is required.

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**d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

**Finding: Less Than Significant Impact**

Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated changes in the moisture content and poor drainage. The ability of clayey soil to change volume can result in uplift or cracking to foundation elements or other rigid structures such as slabs-on-grade, rigid pavements, sidewalks, or other slabs or hardscape found on these soils. Previous United States Department of Agriculture (USDA) soil surveys of Solano County identified several soil complexes in Vallejo with locally high shrink-swell potential, including the Altamont clay, Clear Lake clay, and Rincon clay loam. Thus, the potential for expansive soils appears to be fairly widespread. Nevertheless, soils with high shrink-swell potential often represent a local hazard, varying widely from property to property. Given the frequently site-specific nature of these hazards, geotechnical investigation prior to project design and construction is recommended.

Policy NBE-5.4 and Action NBE-5.4A from the General Plan are relevant for addressing this hazard. Policy NBE-5.4 attempts to prohibit development in areas where the potential risk from natural hazards cannot be mitigated to acceptable levels. These natural hazards include unstable geologic units or soils such that development on them would be at risk of on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Under this policy, Action NE-5.4A imposes requirements for geotechnical studies to identify engineering measures that may be necessary to adequately mitigate seismic risk. Compliance with existing City grading and building codes and CBC requirements would also help ensure that building design and siting consider ways to minimize the adverse effects of these unstable earth materials.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not permit land uses of greater density than permitted under the General Plan, except for the 72 parcels identified in Table 2, where densities would increase to correct inconsistencies with General Plan policies, and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code would help reduce the risk of geological hazards, as it specifically adopts General Plan policies regarding risk reduction, including geotechnical hazards and seismic events. Requirements that would reduce the risk and/or severity of geological events include the requirement of a geologic report and construction limitations.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations, standards, and design standards of the Building Code that addresses the risk of lateral spreading or unstable soils. Additionally, new developments in the City would be required to prepare a site-specific geotechnical investigation that would evaluate the potential for geologic risks and appropriate mitigation. The geotechnical investigation must be submitted to the City for review and approval before a grading or building permit can be issued. Therefore, the Proposed Project would not expose people or structures to

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substantial adverse effects due to fault rupture, and impacts would remain less than significant. No further analysis is required.

The Proposed Project site is not located in an area that is susceptible to landslides and would not construct any elements that would be subject due to collapse from landslide.<sup>7</sup> In addition, the Proposed Project would be designed and constructed in accordance with all applicable regulations related to seismic safety, including landslides. As such, impacts related to seismic-related ground failure, including landslides, would be less than significant, and no mitigation measures are warranted.

**e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**Finding: No Impact**

The Project Area, including Mare Island, is serviced by an existing sanitary sewer system maintained and operated by the Vallejo Flood and Wastewater District, which provides wastewater transmission, treatment, and disposal for the City and outlying areas. The system includes the Ryder Street Wastewater Treatment Plant, which treats domestic and industrial wastewater flows, as well as a network of pipes that convey flows from residential and commercial uses to the wastewater treatment plant (WWTP). Therefore, potential impacts under the Proposed Project would not exceed those assessed in the GP Final EIR in scope, severity, or nature. No impacts would occur, and no further analysis is required.

**f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?**

**Finding: Less Than Significant Impact with Mitigation Incorporated**

Within the Project Area, there were no known paleontological resources at the time of the production of the GP Final EIR. The geology of the Project Area is primarily recent and older alluvium, and intertidal deposits of the Quaternary period; and Lower Cretaceous-Upper Jurassic marine mudstone, siltstone, sandstone, and conglomerate. Both Quaternary and Lower Cretaceous-Upper Jurassic deposits could contain paleontological resources.

General Plan Policy NBE-1.9 and associated action NBE-1.9A would generally protect paleontological resources. However, the General Plan does not contain specific implementing strategies to direct actions in the event of an accidental discovery of paleontological resources during development, and such strategies are not found in the City's Municipal Code. Without procedures in place to ensure that paleontological resources are identified and protected, significant adverse changes could occur. As such, the GP Final EIR concluded that with implementation of Mitigation Measure CUL-3, impacts to paleontological resources would remain less than significant.

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<sup>7</sup> California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Earthquake Zones of Required Investigation. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed April 2020.

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The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts to paleontological resources under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to federal, state, and local guidelines and requirements relating to the discovery of paleontological resources. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on paleontological resources. Therefore, the New Zoning Code would not significantly disturb paleontological resources. With incorporation of Mitigation Measure CUL-3, impacts to paleontological resources would remain less than significant. No further analysis is required.

#### **4.7.2 Mitigation Measures**

##### **Mitigation Measure CUL-3 Paleontological Resources**

The City shall put in place procedures in the event that paleontological resources are encourage during development. These procedures shall include the following measure:

- In the event that paleontological resources are encountered during development, excavations within a 50-foot radius of the find should be halted until the discovery has been evaluated by a qualified paleontologist, who will make recommendations regarding the resumption of construction. These recommendations shall be followed prior to development of the property.

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## 4.8 GREENHOUSE GAS EMISSIONS

GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.8.1 Environmental Impact Analysis

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

#### Finding: Less Than Significant Impact

Green House Gas (GHG) emissions are gases that trap heat in the earth's atmosphere. GHGs include carbon dioxide, methane, O<sub>3</sub>, water vapor, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (SF<sub>6</sub>). The international scientific communities have recognized that GHGs are contributing to global climate change. Predicted effects of global climate change include sea level rise, water supply changes, changes to ecosystem and habitat, and human health effects.

In response to concern regarding GHGs and global climate change, the State passed AB 32 also known as the California Global Warming Solutions Act of 2006. AB 32 mandated a reduction in the State's GHG levels. In addition, Senate Bill 375 (SB 375) passed by the State of California in 2009, requires metropolitan regions to adopt transportation plans and sustainable communities' strategy that reduces VMT.

In accordance with AB 32, CARB developed the 2008 Scoping Plan to outline the State's strategy to achieve 1990 level emissions by 2020. The CARB identified that the State as a whole would be required to reduce GHG emissions by 28.5 percent from year 2020 business-as-usual to achieve the targets of AB 32. The Statewide strategies in the Scoping Plan apply to State agencies only and are not directly applicable to individual projects or cities. However, without the strategies identified in the Scoping Plan, local jurisdictions would likely not be able to achieve local GHG reduction targets. Statewide GHG emissions reduction measures reduce emissions from existing and future development and would reduce future emissions in the Project Area. In 2014, CARB adopted its First Update to the Scoping Plan. As identified in the update, as California continues to build its climate policy framework, there is a need for local government climate action planning to adopt mid-term and long-term reduction targets that are consistent with scientific assessments and the statewide goal of reducing emissions 80 percent below 1990 levels by 2050. While the Scoping Plan and the measures listed in the Scoping Plan are not directly applicable to individual

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projects or cities, CARB identifies that local government reduction targets should chart a reduction trajectory that is consistent with, or exceeds, the trajectory created by statewide goals.

Plan Bay Area is the Bay Area’s SCS, adopted to reduce GHG emissions from land use and transportation, as required by SB 375. The Plan Bay Area land use concept for the region concentrates the majority of new population and employment growth in the region in locally designated Priority Development Areas (PDAs). PDA’s are transit-oriented, infill development opportunity areas within existing communities. ABAG has approved the following PDAs in Vallejo: Waterfront and Downtown Vallejo – Suburban Center PDA and Sonoma Boulevard – Mixed-Use Corridor PDA. The General Plan encourages development consistent with the goals and objectives for these PDAs. The General Plan contains policies that would reduce GHG emissions from transportation sources to the maximum extent possible. These strategies, which encourage use of alternative modes of transportation, would strengthen support for future development within Vallejo’s PDAs, consistent with the objectives of Plan Bay Area. Therefore, the General Plan is consistent with the land use concept plan for Vallejo that is identified in Plan Bay Area.

The City adopted its CAP in 2012. The CAP provides a roadmap for the City to become a more sustainable community by calling for changes in green building practices, energy efficiency, transit-oriented development, mixed-use/higher density development, recycling and composting, water conservation, and renewable energy. To achieve the City’s GHG reduction targets, the CAP outlines energy, transportation, land use, water, solid waste, and off-road equipment GHG reduction measures that would be implemented in the City. As identified in Table 3, the policies and actions in the General Plan would be consistent with the measures in the CAP.

<b>Table 4.1. Vallejo Climate Action Plan Goals and Actions</b>		
<b>Goal</b>	<b>Actions</b>	<b>Consistency Analysis</b>
E-1. Building Stock: Existing – Facilitate energy efficiency upgrades and retrofits in existing commercial, residential, and industrial buildings by connecting residents and businesses with technical and financial assistance	E-1.1 Connect businesses and residents with voluntary programs that provide free or low-cost energy efficiency audits and retrofit installations.	Consistent. The proposed General Plan includes Policy NBE-1.15 that would encourage existing land uses to reduce energy consumption and increase energy efficiency. Island Energy and PG&E currently offer rebates and incentives to reduce energy use. Additionally, Solano County has implemented the HERO financing program (i.e., the County’s residential PACE), which is available to eligible property owners in Vallejo to privately finance energy-efficient and water-efficient project such as solar power, efficient heating and cooling systems, high-efficacy windows, and other improvements that lower utility bills.
	E-1.2 Develop an outreach program to encourage participation in low-income weatherization programs	
	E-1.3 Work collaboratively with Solano County, other municipalities in the region, and the ABAG, and participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, or a Property Assessed Clean Energy (PACE) program that enables Vallejo property owners to obtain low-interest financing for energy improvements.	
	E-1.4 Consider creating a Residential Energy Conservation Ordinance (RECO) and Commercial	

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	Energy Conservation Ordinance (CECO) to require point-of-sale energy audits and retrofits for all buildings that do not meet minimum energy efficiency requirements.	
E-2. Building Standards – Require all new development to meet the minimum California Title 24 and California Green Building Standards Code requirements, as amended, and encourage new development to exceed the minimum requirements	E-2.1 Adopt the California Title 24 minimum requirements and encourage new construction and major remodels to adhere to a Tier 1 or Tier 2 standard of the California Green Building Code Standard (CALGreen) Code	Consistent. In addition to Policy NBE-1.15, the proposed General Plan includes Policy EET-4.2, which requires new development to mitigate or avoid impacts, including GHG emission impacts. New development in the Project Area is required to adhere to the California Building Code Building Energy Efficiency Standards and the California Green Building Standards Code (CALGreen). The Building and Energy Efficiency Standards are updated triennially with the ultimate goal of achieving zero net energy (ZNE) buildings. According to the CEC during the 2016 update, ZNE residential buildings are likely to be required by 2030 to align the CEC with the goals of Executive Order B-30-15 and reduce building energy use by 50 percent statewide by 2030
	E-2.2 Require newly constructed buildings and recommend that remodels over 50% and tenant improvements demonstrate compliance with the mandatory CALGreen Code requirements by completing a green building checklist when submitting a request for building permits	
	E-2.3 Consider requiring new development to comply with the Tier 1 requirements of CALGreen, part 11 of the California Building Standards Code. This optional measure may be necessary to address any shortfall in attaining reduction objectives.	
E-3 Smart Meters – Increase the community’s awareness and utilization of real-time energy consumption data available through PG&E’s SmartMeter program E-3 Cool Roofs and Pavements – Increase tree planting and the use of cool roofs and cool pavement materials to reduce the urban heat island effect and corresponding energy consumption. Implement tree replacement policy for projects where tree removal is necessary	E-3.1 Support PG&E’s installation of SmartMeters on commercial and residential properties by informing the community of the GHG and energy cost-saving potential of the devices	Consistent. PG&E was the first utility in the nation to roll out SmartMeters. Both Island Energy and PG&E provide SmartMeters. All new residential and non-residential customers are provided with a SmartMeter. PG&E replaced existing analog meters with SmartMeters (unless customers opted-out) in early 2011. PG&E also allows customers to install a SmartAC device that helps PG&E regulate energy use during peak periods by directing AC units to run at lower capacity during energy shortage events
	E-3.2 Require newly constructed buildings and recommend that major remodels, over 50% install indoor real-time energy modeling	
	E-3.3 Inform the community of metering options, such as online applications and in-home monitors	
	E-3.4 Connect businesses and residents with rebate programs that give priority to appliances with smart grid technology	
	E-4.1 Actively inspect and enforce state requirements for cool roofs on residential and nonresidential roofing projects. Require new buildings to meet Title 24 and recommend that new buildings meet CALGreen Tier 1 requirements for cool roofs, which require a minimum	Consistent. Proposed General Plan Policy NBE-1.15 and Policy EET-4.2 require new development to be energy efficient and mitigate or avoid impacts, including GHG emission impacts. The current Building and Energy Efficient Standards require light-colored

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	<p>solar reflectance index (SRI) of 10 for steep slope roofs and 64 for low slope roofs.</p> <p>E-4.2 Establish standards for new development and major remodels (to be defined) to reduce exterior heat gain for 50% of non-roof impervious site surfaces (roads, sidewalks, courtyards, parking lots, driveways) through one or more of the following mechanisms:</p> <ul style="list-style-type: none"> <li>- Achieve 50% paved surface shading within five to ten years by planting trees and other vegetation and/or installing solar panels or shading structures above parking</li> <li>- Use paving materials with an SRI of at least 29 for all surfaces</li> </ul>	<p>roofs with a high albedo (i.e. high reflectance) to reduce summertime requirements. Additionally, the voluntary residential and non-residential guidelines in CALGreen include considerations for reduction in energy use from reducing the heat island effect by requiring trees and other plantings to provide shade within 15 years or other hardscape alternatives to increase solar reflectance (e.g., open-grid or pervious pavement)</p>
	E-4.3 Maintain and expand Vallejo's urban forest, including street trees and trees on private property	
	E-4.4 For public improvements and public projects, require the use of high albedo paving material for sidewalks, roads, crosswalks, parking lots, and driveways	
<b>Renewable Energy (RE)</b>		
RE-1. Renewable Energy Installations – Support the installation of small-scale renewable energy systems including solar photovoltaic, solar thermal, and wind, river current, and tidal energy conversion systems	RE-1.1. Update the Zoning Code to define a renewable energy strategy that removes barriers to small-scale solar energy systems	<p>Consistent. As defined above, the Building and Energy Efficiency Standards are updated triennially with the ultimate goal of achieving ZNE residential buildings by 2030. Use of solar photovoltaic (PV) energy or purchase of green power (e.g. purchased renewable electricity) is a residential and non-residential voluntary measure. Additionally, utilities in California are tasked with generating 50 percent of all electricity requirements from renewable energy sources to achieve the goals defined in Executive Order B-30-15.</p>
	RE-1.2. Revise the permit processes and fees as appropriate to remove barriers to and incentivize the installation of renewable energy systems in accordance with applicable safety and environment standards	
	RE-1.3. Provide training to at least Planning and one Building staff member to enable knowledgeable and expeditious processing of renewable energy applications	
	RE-1.4. Encourage new homes and businesses to be pre-wired and pre-plumbed for solar and solar thermal installations	
	RE-1.5 Evaluate site-specific opportunities and constraints related to Vallejo's proximity to the	

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	San Francisco Bay and to rivers, channels, and lakes, both manmade and natural	
RE-2. Renewable Energy Financing – Connect residents and businesses with renewable energy incentives and low-interest financing mechanisms.	RE-2.1 Participate in a regional financing program such as the PACE program or equivalent that achieves similar results to provide low-interest financing for renewable energy installations	Consistent. The proposed General Plan included Policy NBE-1.15 that would encourage existing land uses to reduce energy consumption and increase energy efficiency. Solano County has implemented the HERO financing program, which is available to eligible property owners in Vallejo to privately finance energy-efficient and water-efficient projects such as solar power, efficient heating and cooling systems, high-efficiency windows, and other improvements that lower utility bills.
	RE-2.2 Designate a City staff person to coordinate local inquiries regarding the regional financing program	
	RE-2.3 Train Planning and Building staff members on available state, regional, and utility-led financing mechanisms and incentives/rebates	
	RE-2.4 Collaborate with neighboring jurisdictions and Solano County to explore the feasibility and cost of a community choice aggregation program	
	RE-2.5 Set a renewable power generation goal for the City to increase communitywide energy generation	
	RE-2.6 Work with Solano County to identify the benefits and costs of a community choice aggregation program and establish a stakeholder advisory group	
Transportation Demand Management (TDM)		
TDM-1 Local Business – Promote buy local and related initiatives that support local commerce and reduce the need for extensive transport	TMD-1.1 Support efforts that encourage people who live, work, or have businesses in Vallejo to buy local goods, food supplies, and services	Consistent. The proposed General Plan includes several policies to encourage more sustainable practices in the city. Policy EET-4.1 directs the City to pursue programs that enable the City to contribute meaningfully to economic development and diversification efforts by retaining, attracting, and promoting green and sustainable businesses.
	TDM-1.2 Implement the elements of the Downtown Specific Plan that encourage the promotion of economic revitalization of the Downtown Commercial Area to create local options for commerce	
	TDM-1.3 Enact new or participate in existing award programs that recognize local employers who provide outstanding contributions to the quality of life in the community, including “green businesses”	
	TDM-1.4 Promote cooperative benefits organizations to enable individual merchants to achieve benefits of scale and innovation to reduce energy consumption,	

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	<p>establish recycling programs, and reduce water use</p> <p>TDM-1.5 Support strategies to increase local business-to-business commerce</p>	
TMD-2 Mixed-Use, Higher-Density, Transit-Oriented Development – Promote mixed-use, higher-density development near transit nodes	<p>TMD-2.1 Maintain the Downtown Commercial Area as a strong focal point to attract higher-density housing, business, and office use</p> <p>TMD-2.2 Provide a high-quality and relatively high-density Downtown multi-family residential environment connected by selected transit-oriented priority areas and other transit corridors</p> <p>TMD-2.3 Adopt incentives such as priority processing and revised codes to increase densities in the Downtown or within one-half mile of a regularly scheduled transit stop</p> <p>TMD-2.4 Implement elements in the Downtown Specific Plan that encourage pedestrian-oriented plazas, walkways, bike trails, bike lanes, and street furniture and connections to other to other community areas. Promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses with safety amenities such as lighting and signage</p> <p>TMD-2.5 Implement elements in the Downtown Specific Plan that promote mixed-use development support services such as day care, restaurants, banks, and stores near employment centers, where feasible</p> <p>TMD-2.6 Support “complete streets” by incorporating applicable public transit, bicycle and pedestrian rights-of-way, and facilities for Vallejo residents when evaluating future expansion and new development of streets and highways</p>	<p>Consistent. The Proposed Project is consistent with regional efforts to support mixed-use, higher density development along transportation corridors, including the Sonoma Boulevard Mixed-Use Corridor PDA that is the subject of the proposed Specific Plan. Additionally, several policies in the proposed General Plan encourage development of transit-oriented development that encourages alternative modes of transportation like transit use, walking, and biking. Policy MTC-3.1 directs the City to coordinate land use and transportation planning and ensure that improvements to the transportation network support a land use pattern that connects the community and facilitates travel among Vallejo’s neighborhoods. Additionally, Policy MTC-3.2 encourages improvements in citywide transit service that directly connect major destinations in Vallejo, including commercial districts, job centers, and projected growth areas. Policy MTC-3.5 promotes a well-designed, interconnected, pedestrian-friendly environment in the Downtown/Waterfront District.</p>
TDM-3 Bicycle and Pedestrian Travel – Expand and link the network of pedestrian and bicycle paths and facilities through preparation of a Bicycle and	TDM-3.1 Create a City-wide Bicycle and Pedestrian Master Plan to analyze existing and future pedestrian and bicycle infrastructure and facilities and to qualify for state	Consistent. As identified above, the proposed General Plan includes several policies that encourage alternative modes of transportation like transit use, walking, and biking.

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Pedestrian Master Plan, with the goal of increasing the bicycle and pedestrian mode share 20% by 2035	and federal funding for bicycle- and pedestrian-related infrastructure	Policy MTC-3.4 directs the City to expand the local bicycle and trail network to provide safe, healthy, attractive options for non-motorized travel among destinations in Vallejo. Policy MTC-2.7 increases accessibility for and use of streets by pedestrians, bicyclists, and transit riders. Policy MTC-2.8 decreases dependence on single-occupant vehicles by increasing the attractiveness of other modes of transportation. Policy MTC-2.9 encourages increased local transit ridership to work, school, shopping, and recreation. Policy CP-1.6A promotes the health benefits of walking and bicycling by providing a convenient and safe network of bicycle paths and trails, including connections with major destinations such as civic facilities, educational institutions, employment centers, shopping, and recreation areas.
	TDM-3.2 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	
	TDM-3.3 Revise zoning standards to require the provision of bicycle support facilities (lockers, shower rooms, etc.) for appropriate development at a rate of 1 changing room and shower per 200 occupants	
TDM-4 Parking – Revise parking requirements for new commercial and multi-family projects and implement the Downtown Parking Meter Installation Plan	TDM-4.1 Revise parking requirements for new commercial and multi-family residential projects to provide bike racks for 5% of the building's projected visitors within 200 feet of the building's entrance for commercial project and one long-term bicycle storage space per two multi-family units	Consistent. The proposed General Plan includes policies that discourage use of single-occupancy vehicles. Policy MTC-3.8 encourages drivers to park once and then walk to use transit, shuttles, or other non-motorized modes of transportation between destinations in the Downtown/Waterfront area. Policy MTC-3.5 places emphasis on building design to encourage use of alternative modes of transportation
	TDM-4.2 Allow up to a 15% reduction in required private vehicle parking spaces in new commercial and multi-family residential projects if justified in an approved trip reduction plan	
	TDM-4.3 Encourage shared parking programs in mixed-use and transit-oriented development areas	
	TDM-4.4 Design parking lots, where feasible, to include clearly marked and shaded pedestrian pathways between transit facilities and building entrances	
TDM-5 Transit – Support a convenient, attractive, and comprehensive transit system	TDM-5.1 Prioritize and pursue transit improvements that serve local businesses and job sites	Consistent. The San Francisco Bay Ferry provides high-speed catamaran service between San Francisco and Vallejo, making the trip in less than one hour. SolTrans provides bus service in Vallejo and
	TDM-5.2 Encourage major employers to provide free or discounted transit passes or other	

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	<p>incentives to employees for using transit</p> <p>TDM-5.3 On Mare Island, create a network of bicycle and pedestrian paths that connect with transit services, combined with a street framework that is transit friendly but sensitive to Mare Island's historic character</p>	<p>connections to nearby Bay Area Rapid Transit (BART) stations. As identified previously, the proposed General Plan contains transportation demand management policies to encourage commuters to use alternative modes of transportation. Policy MTC-2.8 decreases dependence on single-occupant vehicles by increasing the attractiveness of other modes of transportation. Employers with 50 or more employees are also required to participate in the Bay Area Commuter Benefits program. Additionally, the proposed General Plan includes several policies that would increase transit use (Policy MTC-1.1, Policy MTC-1.2, Policy MTC-1.3, and Policy MTC-3.2)</p>
TDM-6 Food Systems – Support convenient access to neighborhood-serving grocery stores and community gardens	<p>TDM-6.1 Encourage the distribution of grocery stores that provide fresh and local foods with convenient access from all residential neighborhoods</p> <p>TDM-6.2 Improve the distribution, frequency, and attendance of farmers markets in Vallejo</p> <p>TDM-6.3 Collaborate with community-based organizations in support of community gardens on applicable sites throughout the city</p> <p>TDM-6.4 Revise zoning standards as necessary to allow small neighborhood markets in appropriate areas</p> <p>TDM-6.5 Add an additional week-day Farmer's Market in Vallejo</p>	<p>Consistent. The proposed General Plan includes policies that support local agriculture and community-based gardens. Policy CP-1.1 directs the City to work to ensure that all households in Vallejo have easy access to retail sources of affordable healthy food, including organic options—full-service grocery stores, ethnic food markets, produce markets, and convenience stores. Policy CP-1.2 directs the City to collaborate with community partners to support and expand Vallejo's community gardens, Community Supported Agriculture (CSA), and urban agriculture. Farmer's markets are also regularly held in Vallejo.</p>
TDM-7 Commute Behavior – Reduce emissions from commute travel to and from schools and workplaces	<p>TDM-7.1 Encourage a variety of transportation system demand management techniques for new development, including variable work hours and telecommuting</p> <p>TDM-7.2 Support the establishment and participation in Safe Routes to Schools and similar infrastructure and educational programs that enable safe passage of children and reduce vehicle trips to local schools</p> <p>TDM-7.3 Collaborate with the Solano Transportation Authority (STA) and Solano County to update</p>	<p>Consistent. As identified previously, the proposed General Plan contains transportation demand management policies to encourage commuters to use alternative modes of transportation and students to have safe routes to schools (Policy CP-1.6, Policy MTC-2.8, Policy MTC-1.1, Policy MTC-1.2, Policy MTC-1.3, and Policy MTC-3.2). Employers with 50 or more employees are also required to participate in the Bay Area Commuter Benefits program</p>

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<b>Goal</b>	<b>Actions</b>	<b>Consistency Analysis</b>
	the rideshare matching system to include the use of social networking and smart phone platforms and encourage greater use of existing park-and-ride lots TDM-7.4 Collaborate with STA and local employers to support guaranteed ride home programs including preferred parking spaces, employer-assisted ride-matching databases, recognition programs, and other incentives TDM-7.5 Participate in and contribute to regional programs to address Bay Area commute alternatives and commute efficiency	
TDM-8 Jobs/Housing Balance – Plan for an improved jobs/housing balance in order to reduce the need for long-distance travel from residences to places of work	TDM-8.1 Update the City General Plan and corresponding regulations to support additional jobs and economic revitalization that improves Vallejo’s jobs/housing balance TDM-8.2 Support the retention and expansion of local anchor and growth industries including Kaiser and Sutter hospitals, as well as Touro University on Mare Island and the California Maritime Academy TDM-8.3 Review land-use plans and regulations and revise as needed to support additional live/work opportunities and home occupations, provided they are compatible with the existing neighborhood	Consistent. The proposed General Plan would update the General Plan to support growth in the city for the next 20+ years. The proposed General Plan contains several policies to coordinate land use and transportation efforts (Policy MTC-3.1, MTC-3.2, Policy MTC-3.5)
<b>Optimized Travel (OT)</b>		
OT-1 Efficient and Alternative Fuel Vehicles – Support the expanded use of efficient and alternative fuel vehicles	OT-1.1 Support use of high-occupancy vehicle lanes by fuel-efficient and alternative fuel vehicles designated as zero or partial zero emission vehicles by CARB through adoption of CAP policies and participation on the Metropolitan Transportation Commission and other regional agency committees. OT-1.2 Revise parking requirements for public and newly constructed commercial developments to include designated stalls for low-emitting, fuel-efficient vehicles and carpool/vanpool vehicles for a minimum of 8% of total parking capacity and develop	Consistent. The proposed General Plan includes policies that discourage use of single-occupancy vehicles by limiting excess parking (Policy MTC-3.8, Policy MTC-3.9). Additionally, the proposed General Plan supports use of emerging technologies and infrastructure to support these technologies. Policy MTC-2.12 facilitates use of emerging vehicle technology to help reduce vehicle miles traveled and GHG emissions. Additionally, the City has already purchased hybrid for the City fleet

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<b>Table 4.1. Vallejo Climate Action Plan Goals and Actions</b>		
<b>Goal</b>	<b>Actions</b>	<b>Consistency Analysis</b>
	<p>pre-wire stalls for future electric vehicle charging for 2% of total parking capacity</p> <p>OT-1.3 Encourage new gas stations and automotive uses to include biodiesel facilities and/or offer biodiesel retrofits to diesel vehicles</p> <p>OT-1.4 Consider creating refueling stations to provide biodiesel fuel, compressed natural gas (CNG), or liquefied natural gas</p>	
OT-2 Car Sharing – Facilitate a car-sharing network in Vallejo	<p>OT-2.1 Facilitate and encourage at least one car-sharing company, such as Zip Car and City Car Share, to include Vallejo in its services area by 2020</p> <p>OT-2.2 Investigate the possibility of reducing the City’s vehicle fleet by using car-sharing vehicles for appropriate City uses by 2020</p>	Consistent. As identified above, the proposed General Plan supports use of emerging technologies and infrastructure to support these technologies. Policy MTC-2.12 facilitates use of emerging vehicle technology to help reduce vehicle miles traveled and GHG emissions.
OT-3 Anti-idling and Traffic Calming – Support anti-idling and traffic calming infrastructure and enforcement	<p>OT-3.1 Synchronize, improve, and construct traffic signal/road improvements that reduce vehicle idling</p> <p>OT-3.2 Work with the Vallejo Police Department to increase enforcement of state idling restrictions for heavy-duty vehicles</p> <p>OT-3.3 Encourage local schools to implement an anti-idling campaign at pick-up and drop-off areas</p>	Consistent. As identified above, the proposed General Plan supports the use of emerging technologies and infrastructure support these technologies. Policy MTC-2.12 facilitates the use of emerging vehicle technology to help reduce VMT and GHG emissions. Policy MTC-1.5 encourages movement of goods by truck on freeways and other appropriate designated routes, rather than on local streets. Additionally, the City periodically synchronizes traffic signals to improve flow and reduce idling on local streets. School buses and other commercial vehicles in the Project Area are also required to adhere to CARB’s airborne toxic control measures that restrict heavy duty truck idling near schools.
OT-4 Zero Emission Vehicle Stations – Promote and require water conservation through outreach and planning	<p>W-1.1 Continue to provide water customers with information on conservation techniques, services, devices, and rebates by posting information at vallejowater.org or through other outreach methods</p> <p>W-1.2 Continue to enforce the City’s Wasteful Water Use Prohibition Ordinance</p>	Consistent. The proposed General Plan includes policies and actions to reduce waste from both the residential and commercial sectors. Policy NBE-1.15 promotes reduction of the production of solid waste throughout Vallejo. AB 341 requires mandatory commercial recycling for businesses that generate 4 cubic yards or more of commercial solid waste per week or multi-family residential complexes of five or more units

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<b>Goal</b>	<b>Actions</b>	<b>Consistency Analysis</b>
W-2 Development Standards for Water Conservation – Require water conservation in all new buildings and landscapes	W-2.1 Per the minimum requirements for the 2010 CALGreen Code, ensure that all new non-residential buildings larger than 50,000 square feet install individual water meters for each tenant space projected to consume more than 100 gallons per day	Consistent. The proposed General Plan includes policies to reduce waste from both the residential and commercial sectors. Policy NBE-1.13 promotes water conservation through a range of proactive City efforts. Additionally, new development in the Project Area is required to adhere to CALGreen standards and the City's Water Efficient Landscaping Ordinance (WELO) to ensure that plumbing and landscaping is water efficient.
	W-2.2 Per the minimum requirements of the 2010 CALGreen Code, ensure that new non-residential facilities with 1,000 to 5,000 square feet of irrigated landscaped space provide an additional water meter or submeter for landscaping uses	
	W-2.3 Revise development standards to support the use of greywater, recycled water, and rainwater catchment systems in all zones	
	W-2.4 Per the voluntary requirements of the 2010 CALGreen Code, encourage newly constructed development to treat at least 40% of the average annual rainfall on-site through low impact development strategies	
	W-2.5 Per the minimum requirements of the 2010 CALGreen Code, require a minimum of 20% of the total parking, walkway, and porch area surfaces serving single-family and multi-family residential buildings under 4 units to be permeable to facilitate on-site retention of water and reduce water runoff	
W-3 Recycling and Composting Efforts – Support waste diversion through composting and recycling programs	W-3.1 Collaborate with the California Department of Resources, Recycling, and Recovery (CalRecycle) and VALCORE Community Recycling to continue to host recycling and composting workshops and to disseminate information	Consistent. As identified above, the proposed General Plan includes policies and actions to reduce waste from both the residential and commercial sectors (Policy NBE-1.15). Recology Vallejo provides residential and commercial garbage, recycling and yard waste collection for Vallejo residents. AB 341 requires mandatory commercial recycling for businesses that generate 4 cubic yards or more of commercial solid waste per week or multi-family residential complexes of five or more units.
	W-3.2 Provide links to information on composting and VALCORE composting services and classes on the City's website and at other appropriate venues	
	W-3.3 Prepare a list of GHG-reducing best practices for material management to be considered	

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<b>Table 4.1. Vallejo Climate Action Plan Goals and Actions</b>		
<b>Goal</b>	<b>Actions</b>	<b>Consistency Analysis</b>
	during the solid waste franchise selection process and applicable City permit processes for major development projects	
W-4. Development Standards for Recycling and Composting – Require waste diversion and use of recycled materials in new development	W-4.1 Continue to update the City's Construction/Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required	Consistent. Development in the Project Area is required to adhere to the mandatory provisions of CALGreen, which requires that 50 percent of the nonhazardous construction and demolition waste materials be diverted from area landfills and preparation of a construction waste management plan. Policy EET-4.2 favors residential, commercial, and industrial development that can mitigate or avoid environmental impacts
	W-4.2 Support the development of additional markets for recycled content products by requiring new developments to include recycled content materials at a minimum of 10% of total materials	
OR-1 Lawn & Garden Equipment – Encourage the use of electrified and higher efficiency lawn and garden equipment	OR-1.1 Support BAAQMD's efforts to re-establish a voluntary exchange program for residential lawn mowers and backpack-style leaf blowers	Consistent. Development in Vallejo is required to adhere to the City's WELO to ensure that landscaping is drought tolerant and water efficient. BAAQMD still hosts the residential lawn mower replacement program. Additionally, the CBC requires new buildings be constructed with exterior outlets to support use of electric-powered lawn and garden equipment
	OR-1.2 Require new buildings to provide electrical outlets on the exterior in an accessible location to charge electric powered lawn and garden equipment	
	OR-1.3 Encourage the replacement of high maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment	
OR-2 Construction Equipment – Reduce emissions from heavy-duty construction equipment by limiting idling and utilizing cleaner fuels, equipment, and vehicles	OR-2.1 Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage shall be provided at all access points to remind construction workers of idling restrictions	Consistent. The proposed General Plan includes policies to protect the community from air pollution (Policy CP-1.12). Additionally, school buses and other commercial vehicles in the Project Area are required to adhere to CARB's airborne toxic control measures that restrict heavy duty truck idling in the city and at/near schools
	OR-2.2 Construction equipment shall be maintained per manufacturer's specifications	
	OR-2.3 Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a	

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<b>Table 4.1. Vallejo Climate Action Plan Goals and Actions</b>		
<b>Goal</b>	<b>Actions</b>	<b>Consistency Analysis</b>
	minimum, as appropriate to the construction project: <ul style="list-style-type: none"> <li>- Substitute electrified equipment for diesel- and gasoline-powered equipment where practical</li> <li>- Use alternatively fueled construction equipment on-site, where feasible, such as CNG, liquefied natural gas (LNG), propane, or biodiesel</li> <li>- Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment</li> <li>- Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes</li> </ul>	

Source: Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan Draft EIR, 2016.

The General Plan establishes the framework for future growth and development in Vallejo. As identified in Table 4, the General Plan would result in a 6 percent reduction in GHG emissions from existing conditions but would not achieve the 2040 performance criteria that would align with Executive Order B-30-15 and Executive Order S-03-05 to reduce emissions below existing conditions. While the policies and action in the General Plan would ensure the City is on a downward trajectory to ensure substantial progress with the long-term GHG reduction targets of Executive Order B-30-15 and Executive Order S-03-05, additional State and local measures are needed to ensure consistency with these long-term GHG reduction targets. Consequently, GHG emissions impacts of the General Plan are significant.

<b>Table 4.2. General Plan GHG Emissions Forecast</b>				
<b>Sector</b>	<b>2015 MTO<sub>2e</sub>*</b>	<b>2020a MTO<sub>2e</sub></b>	<b>2040 MTO<sub>2e</sub></b>	<b>Percent of Total 2040</b>
On-Road Transportation <sup>a</sup>	315,486	286,469	233,190	45%
Residential Energy Use <sup>b</sup>	149,535	200,565	158,091	30%
Nonresidential Energy Use <sup>b</sup>	63,948	63,021	99,197	19%
Municipal Energy Use <sup>b</sup>	4,582	4,210	5,291	1%
Solid Waste Disposal <sup>c</sup>	8,502	9,086	11,421	2%
Water Use/Wastewater Generation <sup>d</sup>	5,214	5,022	5,826	1%

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Other – Off-road Equipment <sup>e</sup>	5,317	5,609	6,777	1%
Total Community Emissions	552,585	573,982	519,793	100%
Sonoma Boulevard Specific Plan <sup>f</sup>	45,998	45,744	35,937	NA
Percent Change from Existing	--	4%	-6%	NA
Service Population <sup>g</sup>	149,588	159,860	200,946	--
MTO <sub>2e</sub> /SP	3.7	3.6	2.6	--
Plan-Level Efficiency Target <sup>h</sup>	--	6.6	2.5 (1.2)	--
Achieves Plan-Level Efficiency Target?	--	Yes	No	--

Notes: Emissions may not total to 100 percent due to rounding. Based on GWPs in the IPCC Second Assessment Report (SAR).

\* MTO<sub>2e</sub>=metric tons oxygen equivalent

Sources:

- Based on on-road VMT provided by Fehr & Peers and modeled using EMFAC2014-PL.
- Based on electricity and natural gas use provided by PG&E and Mare Island Energy.
- Based on solid waste disposal in the city obtained from CalRecycle and modeled using CARB's Landfill Emissions Tool.
- Water use and wastewater demand is estimated based on the water rates from the Infrastructure Analysis Report (March 2016) prepared by Coastland. Fugitive GHG emissions from wastewater treatment use are based on the LGOP emissions factors.
- GHG emissions from off-road equipment use is based on OFFROAD2007.
- The proposed Specific Plan GHG forecast is based on an estimate of the population and employment within the Transportation Analysis Zones (TAZ) that encompass the Specific Plan Boundaries
- Air Quality and GHG modeling is based on household population, which excludes population in non-households (such as nursing homes and assisted living facilities). Based on ABAG population and employment for Vallejo in year 2020 (122,883 population and 36,976 employees) and at the 2040 General Plan horizon year (142,744 population and 58,202 employees)

The 2050 efficiency target is 1.2 MTCO<sub>2e</sub> based on the long-term target of Executive Order 5-03-05. However, this target extends past the horizon year of the Proposed Project. This CEQA analysis considers both thresholds to provide a conservative finding of GHG emissions impacts

Source: Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan Draft EIR, 2016.

As such, the GP Final EIR proposed Mitigation Measure GHG-1. However, the GP Final EIR determined that, even with implementation of Mitigation Measure GHG-1, impacts would be significant and unavoidable. The City's General Plan and the CAP include measures to align the City with the GHG reductions of AB 32. Mitigation Measure GHG-1 would ensure that the City continues to implement actions that reduce GHG emissions from buildout of the General Plan Update. However, additional federal and State measures would be necessary to reduce GHG emissions to meet the long-term GHG reduction goals under Executive Order B-30-15, which identified a goal to reduce GHG emissions to 40 percent of 1990 levels by 2030, and Executive Order S-03-05, which identified a goal to reduce GHG emissions to 80 percent of 1990 levels by 2050. As identified by the California Council on Science and Technology, the State cannot meet the 2050 goal without major advancements in technology. Since no additional federal or State measures are currently available that would ensure that the City could achieve an interim post-2020 target, this impact would remain significant and unavoidable.

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Likewise, the GP Final EIR concluded that, while the General Plan is consistent with the regional objectives of Plan Bay Area and the City's CAP, CARB has not yet drafted a plan to achieve the statewide goals established in Executive Order S-03-05. In addition to the local measures included in the General Plan, additional State and federal measures are necessary to achieve the more aggressive targets established for 2050 in Executive Order S-03-05. Therefore, GHG impacts are considered to be significant, requiring mitigation. However, no mitigation measures besides Mitigation Measure GHG-1 are feasible at this time. As such, impacts remain significant and unavoidable.

The Proposed Project is one of the principal tools for implementing the General Plan and will advance GHG reduction goals as mandated by State (AB 32, SB 375) and the City's CAP. The New Zoning Code fosters the development of a sustainable, multi-modal community to reduce per capita VMT and GHG emissions through increased design standards, new design guidelines, and the imposition of general site regulations. The New Code will allow residential development in commercial districts that currently prohibits residential activity, which will make it easier for residents to walk or use bicycles to access additional retail commercial and service uses to meet their daily needs. Transit-Oriented Development Chapter, will provide incentives for residential and commercial development within walking distance of transit centers and Trip Reduction Measures chapter, will establish regulations that provide incentives for incorporating development measures that will result in a reduction in vehicle miles travelled and establish new regulations to require such measures in larger projects. The proposed New Zoning Code addresses solar and wind energy systems. These regulations will make it easier to use solar and wind energy as alternative non-depletable energy resources in compliance with the applicable requirements of State law while ensuring that the installation of facilities is accomplished without creating adverse impacts on surrounding residents and other development. Regulations are intended to protect the use of solar energy systems without prohibiting normal property development and regulating the placement of and access to wind energy conservation systems for the purposes of protecting the health and safety of individuals on adjacent properties as well as the general public. Implementation of these regulations would facilitate the installation of wind and solar power equipment and thereby advance the City's GHG-reduction goals.

The Proposed Project includes several revisions to the General Plan Land Use Map, affecting 118 parcels covering 50.92 acres. As Table 2 indicates, all but one of these map changes is intended to correct inconsistencies between the General Plan Land Use Map and the General Plan land use designations. In total, the revisions would decrease maximum density on 21 parcels (16.01 acres) and increase permitted density on 72 parcels (12.54 acres). The increased in permitted density would occur at parcel clusters located at Broadway, Tennessee Street, and Florida Street; and Sonoma, Lemon Street, and Magazine Street. No changes in permitted density would occur on 25 parcels (22.37 acres).

The proposed revisions affecting 43 parcels along Sonoma Boulevard from Lemon to Magazine Streets, which is the only revision that represents a policy change, would eliminate inconsistencies between the General Plan and the Sonoma Boulevard Specific Plan and Housing Element. This revision would change the General Plan land use designation of these parcels from Primarily Single Family to Neighborhood Corridor and increase the permitted density from 9 housing units per acre to between 16 and 50. The affected parcels would be included in the Neighborhood Mixed-Use (NMX) zoning district.

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Because the majority of the parcels are developed with single-unit detached homes on relatively small lots, any redevelopment that would be significant enough to have a significant impact on environmental conditions would require assembling several lots to create a building site. This is unlikely to happen in the immediate future, in light of development opportunities the New Zoning Code will create on more easily developable and less environmentally sensitive infill sites elsewhere in the City.

If substantial development were to occur at the 43 parcels, however, the area's proximity to the Curtola Park & Ride and location on a major arterial with easy access to the Vallejo Ferry Terminal and Downtown retail uses makes it appropriate for more intense mixed-use development that would be more consistent with the City's climate change policies and goals than single-unit development. Moreover, any significant development would be subject to detailed environmental review to ensure that any change or increase in significant impacts would have to be addressed and mitigated in compliance with CEQA.

Therefore, potential impacts pertaining to the emission of GHG's under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature. No further analysis is required.

#### **4.8.2 Mitigation Measures**

None required.

Prior to January 1, 2020, the City shall update the CAP to address the GHG reduction goals of Executive Order B-30-15 for GHG sectors that the City has direct or indirect jurisdictional control over. The City shall identify a GHG emissions reduction target for year 2030 that is consistent with the GHG reduction goals identified in Executive Order B-30-15. The CAP shall be updated to include measures to ensure that the City is on a trajectory that aligns with the state's 2030 GHG emissions reductions target.

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## 4.9 HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.9.1 Environmental Impact Analysis

- a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

#### Finding: Less Than Significant Impact

The use, storage, transport, and/or disposal of hazardous materials is most often a function of the specific type of land use or project site. Typical of many urban areas, the City has a number of businesses that regularly use, store, and dispose of small quantities of hazardous materials. These businesses include dry cleaners, gas stations, automobile repair shops, car washes, and photo processing facilities. However, these activities are subject to a variety of local, State, and federal regulations. Hazardous materials would

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be required to be transported under Department of Transportation regulations. Future development would be subject to regulatory programs such as those overseen by the Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC). These agencies require applicants for development of potentially contaminated properties to perform investigation and cleanup if the properties are found to be contaminated with hazardous substances.

The Solano County Department of Environmental Management (SCDEM) is the Certified Unified Program Agency for all cities and unincorporated areas within Solano County, including the Project Area. The SCDEM issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. The SCDEM also implements the Hazardous Material Management Plans that include an inventory of hazardous materials used, handled, or stored at any business in the County. Regulated activities (e.g., businesses using hazardous materials) are managed by the SCDEM in accordance with applicable regulation such as Hazardous Materials Release Response Plans and Inventories, the California Accidental Release Prevention Program, and the California Uniform Fire Code: Hazardous material management Plans and Hazardous Material Inventory Statements.

The City regulates hazardous materials in coordination with other State, County, and local agencies. The City enforces Title 26, Division 6, of the CCR to reduce impacts associated with accidental release from transportation of hazardous materials on roads in the city and the potential for an increased demand for incident emergency response. Pursuant to Title 8 of the CCR, the City of Vallejo Fire Prevention Department enforces workplace regulations applicable to businesses and public facilities addressing the use, storage, and disposal of flammable and hazardous materials.

The Proposed Project would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would not make changes to existing regulations that address hazardous materials. Additionally, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan, with the exception of the 72 parcels discussed in the Project Description, and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project would help reduce risk associated with hazardous materials. The Hazardous Materials Handling and Storage chapter of the New Zoning Code establishes regulations that will reduce potential risk from handling and storing hazardous materials. This chapter requires that all hazardous waste facility projects to obtain a Major Use Permit and all projects comply with any applicable requirements set forth in the Solano County Operational Area Plan. This chapter sets standards on various properties of hazardous materials handling and storage including, but not limited to, proximity to residential populations, proximity to emergency response services, location relative to geological hazards, and monitoring.

The Proposed Project, by itself, does not propose or authorize any development. While future land uses that occur pursuant to the Proposed Project could involve the use, storage and disposal of hazardous materials, all hazardous materials would be handled in accordance with applicable hazardous materials regulations including the New Zoning Code. Therefore, the Proposed Project would not create a significant

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hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would remain less than significant, and no further analysis is required.

**c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Finding: Less Than Significant Impact**

Vallejo is served by the Vallejo City Unified School District (VCUSD). VCUSD operates 23 school facilities within the city limit. Additionally, there are a number of private, predominately parochial schools that offer primary and secondary education in the community. Vallejo also has four charter schools. Development allowed under the Proposed Project would allow land uses that could be reasonably expected to handle hazardous materials or generate hazardous emissions. It is possible that such uses could occur within one-quarter mile of existing or proposed schools. However, the storage, use, and handling of these materials would be subject to existing federal, State, and local regulations

In terms of new public schools that may serve future development allowed by the General Plan, the DTSC's School Property Evaluation and Cleanup Division is responsible for assessing, investigating, and cleaning up proposed school sites. The Division's goal is to ensure that proposed school properties are free of contamination or that they have been cleaned to a level that protects the students and staff who will occupy the new school. School sites that will receive State funding for acquisition or construction are required to go through an environmental review and cleanup process under DTSC's oversight.

Compliance with applicable federal, State, and local laws and regulations regarding storage, use, and handling of hazardous materials would ensure that future development allowed by the Proposed Project does not emit hazardous emissions near an existing or proposed school site.

The City of Vallejo New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not make changes to existing regulations that address hazardous materials. Additionally, with the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density or height than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

Rather, the New Zoning Code would help reduce risk associated with hazardous materials. The Hazardous Materials Handling and Storage chapter establishes regulations for how hazardous materials shall be handled and stored within the Project Area. This Chapter requires that all hazardous waste facility projects to obtain a Major Use Permit and all projects comply with any applicable requirements set forth in the Solano County Operational Area Plan. This chapter sets standards on various properties of hazardous materials handling and storage including, but not limited to, proximity to residential populations, proximity to emergency response services, location relative to geological hazards, and monitoring.

The New Zoning Code, by itself, does not propose or authorize any development. While future land uses that occur pursuant to the New Zoning Code could involve the use and storage of hazardous materials near

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a school, all hazardous materials would be used, stored, and disposed of in accordance with regulations. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant, and no further analysis is required.

**d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Finding: Less than Significant Impact**

A number of hazardous materials sites within the Project Area are listed on databases compiled pursuant to Government Code Section 65962.5. The General Plan allows new development throughout the Project Area, including residential, mixed use, and commercial uses. Construction of new buildings and improvements on these listed sites could have the potential to release potentially hazardous soil-based materials into the environment during site grading and excavation operations. Demolition of any existing structures, likewise, could potentially result in the release of hazardous building materials into the environment. Use of hazardous materials including cleansing solvents, fertilizer, pesticides, and other materials used in the regular maintenance and operation of future development could potentially occur on newly developed properties after construction.

As previously discussed, current state, federal, and local regulations require the evaluation of contaminated soils and groundwater at sites before development could take place. If contamination is identified and determined to exceed regulatory action levels, the responsible party would be required to undertake remediation procedures prior to ground disturbance under the supervision of the appropriate regulatory oversight agencies (City of Vallejo Fire Department, DTSC, or Regional Water Quality Control Board [RWQCB]), depending upon the nature of any identified contamination. Sites with contaminated soils (not related to UST) are required to be remediated under the oversight of the DTSC under the authority granted to it by the federal Resource Conservation and Recovery Act (RCRA) and the California Health and Safety Code. Sites with contaminated groundwater are required to be remediated under the oversight of the Regional Water Quality Control Board under the authority granted to it by the California Water Code, and the California Health and Safety Code.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not make changes to existing regulations that address hazards associated with asbestos, lead, and contaminated soils/groundwater. Additionally, with the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code would help reduce risk associated with hazardous materials. The Hazardous Materials Handling and Storage chapter establishes regulations for how hazardous materials shall be handled and stored within the Project Area. This chapter requires that all hazardous waste facility projects

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to obtain a Major Use Permit and all projects comply with any applicable requirements set forth in the Solano County Operational Area Plan. This chapter sets standards on various properties of hazardous materials handling and storage including, but not limited to, proximity to residential populations, proximity to emergency response services, location relative to geological hazards, and monitoring.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address hazards including asbestos, lead, USTs, and contaminated soils/groundwater. Additionally, new projects that are subject to discretionary review would continue to be reviewed under CEQA to evaluate potential contaminated soils and groundwater at the sites. Therefore, the New Zoning Code would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant, and no further analysis is required.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public or private airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

**Finding: No Impact**

The Project Area is not within two miles of a public airport, public use airport, or private airstrip. Therefore, there would be no impact with regards to airport-adjacent hazards, and no further analysis is required.

- f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**
- g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**Finding: No Impact**

The City and Solano County coordinate for response in emergency situations. The City and County have adopted separate but consistent Emergency Operation Plans used for pre-emergency planning and emergency response to natural and human-made disasters, including wildland fires. The City's Local Hazard Mitigation Plan and Emergency Operations Plan establishes policy direction for emergency planning, mitigation, response, and recovery activities within the City.<sup>8</sup> The Local Hazard Mitigation Plan addresses interagency coordination, procedures to maintain communication with County and State emergency response teams, and methods to assess the extent of damage and management of volunteers.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under

<sup>8</sup> City of Vallejo Emergency Operations Plan, February 2015. Available at: <https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=229720>.

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the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project includes provisions that would support Vallejo's emergency response capabilities. The Emergency Shelters chapter establishes regulations to implement the Housing Element of the General Plan and state law to allow emergency shelters in specific districts. The New Zoning Code also grants a number of exemptions to facilitate the provision of emergency services, including for lighting and temporary uses.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address emergency response and access, including Fire Code requirements. In the event of a large-scale emergency, emergency response would be coordinated between relevant City and County agencies. Therefore, the New Zoning Code would not impair implementation of or physically interfere with an emergency response/evacuation plan. There would be no impact in this regard, and no further analysis is required.

#### **4.9.2 Mitigation Measures**

None required.

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**4.10 HYDROLOGY AND WATER QUALITY**

<b>HYDROLOGY AND WATER QUALITY</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <ul style="list-style-type: none"> <li>i. Result in substantial erosion or siltation on- or off-site;</li> <li>ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</li> <li>iv. Impede or redirect flood flows.</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4.10.1 Environmental Impact Analysis**

**a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

**Finding: Less Than Significant Impact**

Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments, and pesticide residues, from roadways, parking lots, rooftops, and landscaped areas, and deposit them into adjacent waterways via the storm drain system. New construction allowed by the Proposed Project could also result in the degradation of water quality with the clearing and grading of sites, releasing sediment, oil, greases, and other chemicals into nearby water bodies.

**Construction Impacts**

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Future construction activities associated with new development or redevelopment within the Project Area could negatively affect water quality if grading and other earthmoving activities during construction would expose soils, which could be eroded and deposited into downstream receiving waters. This in turn would increase the amount of turbidity and sediment in these water bodies, which could impact aquatic life. Chemicals or fuels could accidentally spill and be washed into receiving waters.

Future development within the Project Area would also be required to comply with state and local water quality regulations designed to control erosion and protect water quality during construction. This includes compliance with the requirements of the SWRCB's Construction General Permit, which requires preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for projects that disturb one acre or more of land. The SWPPP must include erosion and sediment control (Best Management Practices [BMPs] that would meet or exceed measures required by the Construction General Permit, as well as BMPs that control hydrocarbons, trash, debris, and other potential construction-related pollutants). Construction BMPs would include inlet protection, silt fencing, fiber rolls, stabilized construction entrances, stockpile management, solid waste management, and concrete waste management.

Post-construction stormwater performance standards are also required to specifically address water quality and channel protection events. Implementation of these BMPs would prevent or minimize environmental impacts and ensure that discharges during the construction phase of new projects within the project area would not cause or contribute to the degradation of water quality in receiving waters. The City also requires submittal of a Grading and Erosion Control Plan with a building permit application. In addition, the City requires project applicants to install hydrodynamic devices, or other BMPs, to remove pollutants from stormwater runoff and to show the location of these devices or controls on plans submitted with the building permit application.

Compliance with local and State regulatory requirements and implementation of construction BMPs would minimize discharges during the construction phase of new projects allowed by the General Plan and the New Zoning Code.

**Operational Impacts**

Post-construction impacts from development could affect drainage patterns and increase the overall amount of impervious surface, thus creating changes to stormwater flows and water quality. Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. However, Vallejo is primarily built-out and future development within the Project Area will consist mostly of infill sites, redevelopment of existing sites, and intensification of existing land uses. Therefore, most of these areas have already been developed with a high percentage of impervious surface and redevelopment typically results in a lesser amount of impervious surfaces, as a result of more recently enacted state and local regulatory requirements. Open areas in the northeast portion of the City will remain open space and other areas of open space throughout the City would be maintained.

Water quality in stormwater runoff is regulated locally by the Municipal Regional Stormwater Permit (MRP), which includes the C.3 provisions set by the San Francisco RWQCB. Provision C.3 of the MRP addresses post-construction stormwater requirements for new development and redevelopment projects that add/or replace 10,000 square feet or more of impervious area or special land use categories that create and/or

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replace 5,000 square feet of impervious surfaces, such as auto service facilities, retail gas stations, restaurants, and uncovered parking lots. These regulated projects are required to meet certain criteria: 1) incorporate site design, source control, and stormwater treatment measures into the project design; 2) minimize the discharge of pollutants in stormwater runoff and non-stormwater discharge; and 3) minimize increases in runoff flows as compared to pre-development conditions. Additionally, projects within the City that drain to a natural water body must also construct and maintain hydrograph modification measures to ensure that estimated post-project runoff peaks and durations do not exceed estimated pre-project peaks and duration. Low impact development (LID) methods are the primary mechanisms for implementing such controls.

Effective December 1, 2011, new development projects and redevelopment projects must treat 100 percent of the calculated runoff with LID treatment measures that include harvesting and reuse, infiltration, evapotranspiration, or biotreatment/bioretenion. Effective December 2, 2012, projects that create or replace 2,500 square feet or more, but less than 10,000 square feet, of impervious surface must implement site design measures to reduce stormwater runoff. Project applicants must also prepare an Operation and Maintenance (O&M) Plan to maintain the stormwater treatment measures and execute agreements that these treatment measures will be maintained in perpetuity.

All regulated projects within the Project Area must prepare a Stormwater Management Plan (SWMP) that includes the post-construction BMPs that control pollutant levels. All SWMPs would be reviewed and approved by the City prior to the issuance of grading or building permits. In areas within the Project Area that have soils with low permeability and/or areas with high water tables, BMPs that do not rely on infiltration are most appropriate. Also, regulated projects within the hydromodification mapped areas of Vallejo and that create and/or replace one acre or more of impervious surface must ensure that stormwater runoff from the project does not exceed the erosion potential of the receiving stream as compared to pre-project existing conditions.

The City requires submittal of a Grading and Erosion Control Plan with a building permit application. In addition, the City requires project applicants to install hydrodynamic devices, or other BMPs, to remove pollutants from stormwater runoff and to show the location of these devices or controls on plans submitted with the building permit application. All projects would be required to meet the requirements of the City's Municipal Code Chapter 12.40, Excavation, Grading and Filling, and Chapter 12.41, Stormwater Management and Discharge Control.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts to water quality under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code would actually result in beneficial environmental effects on water quality and storm water runoff due to increased development standards, new design guidelines, and the imposition of general site regulations that address water quality and storm water runoff. Specifically, the Hillside Development

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chapter includes provisions to minimize impacts of hillside development, including impacts to water quality. The Landscaping chapter aims to increase the incidence of permeable surfaces, which would improve local water quality. The Water-Efficient Landscape Requirements chapter aims to improve water quality by using compost, mulch, and efficient irrigation equipment to prevent erosion.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address water quality and storm water runoff. Therefore, the New Zoning Code would not violate any water quality standards and would not substantially degrade water quality. Additionally, the New Zoning Code would not substantially alter the existing drainage patterns such that erosion or flooding would occur. Impacts would remain less than significant, consistent with the findings of the GP Final EIR, and no further analysis is required.

- b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

### **Finding: Less Than Significant Impact**

Although the City is largely built out, development allowed by the Proposed Project may result in an increase in impervious surface, which could decrease groundwater recharge. In addition, there may be a potential diversion of groundwater to surface water if short-term construction dewatering is required in areas with a shallow groundwater table. These activities could result in a decrease in groundwater recharge to the Napa-Sonoma Lowlands Sub-basin of the Napa-Sonoma Valley Groundwater Basin for which beneficial uses have been established by the San Francisco Bay Basin Plan. However, implementation of LID measures and on-site infiltration, as required under the C.3 provisions of the MRP, would minimize the amount of impervious surface with redevelopment projects as compared to existing conditions and increase the potential for groundwater recharge. Also, the use of site design features as per the C.3 provisions and implementation of mandated water use efficiency measures will ensure there is no depletion of groundwater recharge.

The Proposed Project would not use or deplete groundwater resources. Water supplied to the City from the Vallejo Water Department is currently 100 percent from surface water supplies and has five sources: State Water Project, Vallejo Permit Water, Solano Project Water, Lakes Frey and Madigan, and Lake Curry. The City has no intention to seek or investigate groundwater supply for future demand.

There may be the potential diversion of groundwater to surface water if short-term construction dewatering is required in areas near the Napa River with a shallow groundwater table. Dewatering of excavation pits of trenches may be required during construction. However, this temporary diversion is not anticipated to adversely impact groundwater resources because required excavations would intersect only the shallow groundwater table, would not impact the regional groundwater system, and would not result in regional groundwater drawdown. Dewatering activities would require obtaining a discharge permit from the Vallejo

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Flood and Wastewater District (VFWD) to discharge excavated water to the sanitary sewer system. Alternatively, project applicants could obtain coverage under the appropriate dewatering permit from the San Francisco Bay Regional Water Quality Control Board (RWQCB) and implement all required BMPs and WDRs contained in the permit. These existing regulatory requirements would ensure that the discharge of construction dewatering would not significantly impact groundwater quality.

Additionally, the General Plan contains policies and actions to ensure that new development projects would minimize impacts to groundwater. These include Policy-1.14, Action NBE-1.14A, Action NBE-1.14B, and Action NBE-1.14C, which promote water conservation, provide support for the Community Water Conservation Program, and promotes the distribution of water conservation techniques and services to residents.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts to groundwater under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project would actually result in beneficial environmental effects on groundwater due to increased development standards, new design guidelines, and the imposition of general site regulations that address storm water runoff and allow for storm water runoff to infiltrate into the ground. Specifically, the Hillside Development chapter includes provisions to minimize impacts of hillside development, including impacts to water quality. The Landscaping chapter aims to increase the incidence of permeable surfaces, which would improve local water quality. The Water-Efficient Landscape Requirements chapter aims to improve water quality by using compost, mulch, and efficient irrigation equipment to prevent erosion.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address groundwater, including those set forth by the RWQCB for groundwater dewatering. Therefore, the New Zoning Code would not substantially deplete groundwater supplies, interfere with groundwater recharge, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

- c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would;**
- i. Result in substantial erosion or siltation on- or off-site;**

### **Finding: Less Than Significant Impact**

New development or development and land use changes allowed by the Proposed Project could result in an increase in impervious surfaces. This in turn could result in an increase in stormwater runoff, higher

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peak discharges to drainage channels, and the potential to cause erosion or siltation in drainage swales. However, future development is not anticipated to require alteration of the course of any existing streams or rivers. Most of the future development sites are in infill areas that are already developed or paved and new development on these sites would not create a substantial increase in the amount of impervious surfaces.

All new development and redevelopment would be required to implement construction phase BMPs as well as post-construction site design measures, source control measures, and stormwater treatment measures. Typical construction BMPs to minimize erosion and siltation include silt fences, fiber rolls, catch basin inlet protection, water trucks, street sweeping, and stabilization of truck entrance/exits. Each new development or redevelopment project that disturbs one or more acre of land would also be required to prepare and submit a SWPPP to the SWRCB that describes the measures to control discharges from construction sites. The City also requires preparation and submittal of an Erosion and Sediment Control Plan for review by the City Engineer prior to the issuance of grading permits.

Once projects within the Project Area have been constructed, there are C.3 requirements for new development or redevelopment projects which create and/or replace 10,000 square feet or more of impervious surface or 5,000 square feet or more of impervious surface for special land use categories. These requirements would include source control measures, site design measures, LID, and treatment measures that address stormwater runoff and would reduce the potential for erosion or siltation. Additionally, regulated projects subject to water treatment measures would require LID features, such as harvesting and reuse, bioretention areas, pervious paving, green roofs, flow-through planters, tree well filters, and media filters. Systems must be designed to treat stormwater runoff volume equal to 80 percent of the annual runoff from the site, a flow design basis of 0.2 inch/hour intensity, or equivalent method. All regulated projects must also include an O&M Plan and maintenance agreement for review and approval by the City. In addition, all projects would be required to meet the requirements of the Vallejo Municipal Code Chapter 12.41, Stormwater Management and Discharge Control, and Chapter 12.40, Excavation, Grading, and Filling, which includes the preparation of erosion and sediment control plans.

The General Plan also contains policies and actions that would ensure that new development would minimize stormwater runoff impacts that could create substantial erosion or siltation. These include Policy NBE-5.4, Action NBE-5.4A, Action NBE-5.4B, Policy NBE-5.6, and Action NBE-5.6D, which prohibit development in area where it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels; require geotechnical studies; require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas; and prohibit development, grading, and land modification activities that would adversely affect the local drainage system or create unacceptable erosion impacts.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under

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the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code would result in beneficial environmental effects on groundwater due to increased development standards, new design guidelines, and the imposition of general site regulations that address storm water runoff and allow for storm water runoff to infiltrate into the ground. Specifically, the Hillside Development chapter includes provisions to minimize impacts of hillside development, including impacts to water quality. The Landscaping chapter aims to increase the incidence of permeable surfaces, which would improve local water quality. The Water-Efficient Landscape Requirements chapter aims to improve water quality by using compost, mulch, and efficient irrigation equipment to prevent erosion.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address water quality and storm water runoff. Therefore, the New Zoning Code would not create or contribute runoff water or provide additional sources of polluted runoff. Impacts would be less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

- ii. **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- iii. **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv. **Impede or redirect flows.**

### **Finding: Less Than Significant Impact**

New development or redevelopment and land use changes allowed by the Proposed Project could result in an increase in impervious surfaces, which in turn could result in an increase in stormwater runoff, higher peak discharges to drainage channels, and the potential to cause nuisance flooding in areas without adequate drainage facilities. However, the Proposed Project does not propose future development that would require alteration of the course of an existing stream or river. Most of the future development allowed by the Proposed Project would be located in infill areas or already developed areas that are paved and contain existing storm drain systems, and new development on these sites would not create a substantial increase in the amount of impervious surface.

During the construction phase, new development and redevelopment would be required to prepare SWPPPs and erosion and sediment control plans, thus limiting the discharge of pollutants from the site. Additionally, new development or redevelopment projects would need to construct adequately sized storm drainage systems to convey on-site stormwater runoff to existing storm drain facilities. The on-site systems would be subject to City and Vallejo Flood and Wastewater District (VFWD) review to verify that they are designed to accommodate increased flows and would not exceed the capacity of downstream drainage systems.

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Projects that involve the disturbance of one acre or more of land would be subject to NPDES construction permit requirements, including preparation of a SWPPP, which includes BMPs to limit the discharge of sediment and non-stormwater discharges from the site. Projects that involve the creation and/or replacement of more than 10,000 square feet of impervious surfaces would trigger the implementation of source control measures and site design measures to address stormwater runoff, as per the C.3 provisions of the MRP. In addition, stormwater treatment measures are required to contain site runoff, using specific numeric sizing criteria based on volumes from redevelopment sites are typically less than the rates and volumes under existing conditions. All detention or stormwater treatment facilities would be designed to the standards of the MRP and City. This would minimize the amount of stormwater runoff from new development and redevelopment sites within the City.

During operations, projects must implement BMPs and LID measures that minimize the amount of stormwater runoff and associated pollutants. All plans and construction activities are subject to the inspection and approval of the City Engineer, which ensures that selected BMPs and stormwater treatment features are appropriate for the expected pollutants in groundwater. The preparation of SWMPs are also required for new development and redevelopment projects which specify the stormwater control and treatment measures that will be used to minimize the discharge of pollutants in stormwater.

Additionally, all projects that connect to the City's existing storm drain system must be designed in accordance with the VFWD's storm drain design standards, which requires design to a 15-year level of protection for projects less than 640 acres and a 100-year level of protection for projects greater than 640 acres. This will also minimize the potential for flooding with new development. The SWMP specifies stormwater treatment measures that limit the rate and volume of stormwater runoff, as per the C.3 provisions of the MRP. Additionally, a connection permit would be required along with hydraulic calculations that verify that the site runoff would not exceed the capacity of the existing storm drain system, if necessary, to accommodate increased flows from the development.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not permit land uses of greater density than permitted under the General Plan, with the exception of about 72 parcels with a total of 12.54 acres that would be redesignated in the Land Use Map allowing increases in density. This includes 43 parcels comprising a total of 7.87 acres along Sonoma Boulevard south of the Downtown that would be reclassified from Primarily Single-Family to Neighborhood Corridor, redesignated to eliminate a conflict between the General Plan and the Sonoma Boulevard Specific Plan and Housing Element. Because 21 other parcels covering 16.01 acres are proposed for reclassification to less intense classifications, on the balance, this change would not increase the potential for surface water impacts. Moreover, any new development would be subject to current requirements that mandate on-site retention or treatment of increased flows. Therefore, there would be no new surface runoff impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The New Zoning Code would actually result in beneficial environmental effects on groundwater due to increased development standards, new design guidelines, and the imposition of general site regulations that address storm water runoff and allow for storm water runoff to infiltrate into the ground. Specifically, the Hillside Development chapter includes provisions to minimize impacts of hillside development, including

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impacts to water quality. The Landscaping chapter aims to increase the incidence of permeable surfaces, which would improve local water quality. The Water-Efficient Landscape Requirements chapter aims to improve water quality by using compost, mulch, and efficient irrigation equipment to prevent erosion.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address water quality and storm water runoff. Therefore, the Proposed Project would not create or contribute runoff water, provide additional sources of polluted runoff, or impede and redirect flows. Impacts would be less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

### **d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

#### **Finding: Less Than Significant Impact**

#### **Flood Hazard**

Future development in the Project Area could result in the placement of residential structures in existing Federal Emergency Management Agency (FEMA)-designated Special Flood Hazard Areas (SFHAs), a 100-year floodplain, or future zones of tidal inundation resulting from predicted mid-century sea level rise. However, these structures would not impede or redirect flood flows.

There are opportunity areas and specific plan areas located within the 100-year floodplain. However, the City has adopted standards for construction in floodplain areas that comply with the National Flood Insurance Program (NFIP). The NFIP regulations for development require 1) that all new construction have the lowest floor (including basements) elevated or floodproofed to an elevation equal to or above the base floor elevation and 2) that until a regulatory floodway has been designated, no new construction (including fill) is permitted within Zone AE unless it is demonstrated that the cumulative effect of the proposed development will not increase the water surface elevation of the 100-year flood more than one foot at any point within the community.

BCDC has published sea level rise inundation maps for low-lying areas within San Francisco Bay. Much of the coastal area of Vallejo is vulnerable to a projected sea level rise of 16 inches by the year 2050 and a sea level rise of 55 inches by 2100. These sea level rise inundation predictions by BCDC relate to tidal flooding and storm surge, but do not incorporate coincident watershed flooding, which would increase flood hazards in areas affected by sea level rise and increases in tide levels.

Construction within SFHAs is governed by the Vallejo Municipal Code Chapter 7.68: Flood Management Regulations, which sets forth standards for development that would minimize flood hazard risks, including anchoring and floodproofing; a requirement that residential construction has the lowest floor, including the basement, at or above the base flood elevation; a requirement that non-residential construction be elevated to floodproofed with structural components capable of equalizing hydrostatic flood forces on exterior walls; and a requirement that all new and replacement water supply and sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters.

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The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations that address flood impacts. Therefore, the Proposed Project would not create or contribute to flood hazards. Impacts would be less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

**Tsunami and Seiche Zones**

A seiche is a standing wave occurring in an enclosed or partially enclosed body of water, such as a lake, reservoir, or bay. There are no enclosed or partially enclosed large bodies of water in the City. Therefore, the potential for inundation from a seiche is considered remote. A seiche could theoretically occur in Lake Chabot or one of the other three reservoirs that have dam inundation areas within the City as a result of an earthquake or other disturbance. There are no other large bodies of water or aboveground storage tanks within Vallejo. The flooding impact from a seiche in the reservoirs, in the unlikely event that one occurs, would be much less than the dam inundation zones. The long distances of shallow water in San Francisco Bay and San Pablo Bay would minimize waves generated by a seiche. No impacts relative to a seiche would occur.

Mudflows (also called debris flows) result from the downslope movement of soil and/or rock under the influence of gravity. The City is not located downslope from any steep hillsides. The City is not at risk from inundation by mudflow. Most of the City is relatively flat and is not subject to debris flows. However, there are locations along the southern tip of Mare Island, the waterfront areas along the east side of Mare Island Strait and the Carquinez Strait, and the mountainous areas of northeast Vallejo that are mapped as susceptible to mud flows. Most of those areas are either open space or are not occupied by residences or commercial development. The opportunity areas and specific plan areas that are the focus of the General Plan are outside of the areas prone to mud flow. No impacts from mudflow would occur.

A tsunami is a large ocean wave caused by a significant undersea disturbance such as earthquakes. Areas susceptible to a tsunami in the City include the low-lying beachfront areas. There are various precautions and warning systems that would be implemented by the City and other agencies in the event of a tsunami. The National Oceanic and Atmospheric Administration (NOAA) operates the National Tsunami Warning Center and the Pacific Tsunami Warning Center that alert local authorities to order the evacuation of low-lying areas, as necessary. The risk of flooding due to tsunami is considered to be very low for the City. However, given the low elevation of the coastal area of Vallejo and its proximity to San Pablo Bay, there is a potential for flooding to occur. California Office of Emergency Services has developed tsunami inundation maps for the Bay Area and areas of Vallejo are within the tsunami inundation evacuation zone.

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The City of Vallejo's Emergency Operations Plan and Emergency Operations Center would be activated when an emergency situation occurs. Warnings of imminent or actual emergencies are activated by the City of Vallejo Public Information Officer contacting the County Public Information Officer to coordinate and draft a public message for broadcast to all available commercial radio and television stations in the impacted area. The Emergency Alert System would also be activated in the event of an emergency. Due to the infrequent nature of tsunamis and relatively low predicted tsunami wave height in the Project Area, the Proposed Project is relatively safe from tsunami hazards. Furthermore, any new development would be subject to the City's flood elevation standards for lands within SFHAs, as defined by FEMA.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan.

The Proposed Project, by itself, does not propose or authorize any development. Pursuant to CEQA, future new land uses that occur pursuant to the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess potential tsunami risk. The Proposed Project would not develop new land uses at significant risk from inundation by seiche, tsunami, or mudflow. Impacts would be less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

**4.10.2 Mitigation Measures**

None required.

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## 4.11 LAND USE AND PLANNING

LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.11.1 Environmental Impact Analysis

#### a) Would the project physically divide an established community?

##### Finding: Less Than Significant Impact

The physical division of an established community typically refers to the construction of a physical feature (such as a wall, highway, or railroad tracks) or the removal of means of access (such as local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas. The General Plan does not contain specific development proposals but rather would act as the constitution for development, regulating all projects permitted under the General Plan. The General Plan contains goals and policies that would guide development in Vallejo through 2040. As such, the General Plan does not contain proposals for modifications to roadways, new bridges, or rail lines that could physically divide an established community.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts to under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project would have beneficial environmental effects on communities due to development standards, new design guidelines, and the imposition of general site regulations that aim to create connected, complete neighborhoods. For example, setback and buffering standards in the Proposed Project would provide for appropriate transitions that would enhance the interface between new and existing development. The Proposed Project also includes design guidelines that encourage new development to maintain and enhance existing neighborhood urban design patterns that emphasize pedestrian-orientation and human-scale.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses and construction of a physical feature or the removal of a means of access that occurs pursuant to the Proposed

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Project would be required to conform to all applicable regulations and standards of the Zoning Code, as updated, and the General Plan. Compliance with the Zoning Code and the General Plan would ensure that future new land uses would be compatible with surrounding uses. Therefore, the Zoning Code would not physically divide an established community. Impacts would be less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

**b) Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**Finding: Less Than Significant Impact**

The Proposed Project is specifically intended to achieve consistency with local and regional plans, including the City's General Plan and CAP.

### **Plan Bay Area**

The Metropolitan Transportation Commission's (MTC) and Association of Bay Area Governments' (ABAG) Plan Bay Area is the Bay Area's Regional Transportation (RTP)/Sustainable Communities Strategy (SCS). There are six Priority Development Areas (PDAs) in Vallejo including 149 acres in Vallejo's Downtown/Waterfront area and 75 acres along Sonoma Boulevard, and is designated as such under Plan Bay Area General Plan. PDAs are transit-orientated, infill development opportunity areas within existing communities. The General Plan places various commercial, office, mixed-use, and residential uses in the PDAs, along with associated parks, open spaces, and community amenities. The mix, range, and intensity of uses are consistent with Plan Bay Area.

The Proposed Project contains a number of measures that align with Plan Bay Area's goals. The Proposed Project encourages multi-modality and reduced use of private vehicles by creating incentives for residential and commercial development close to transit, establishing standards for bicycle storage, promoting the development of small retail and services close to housing, and establishing new trip reduction measures.

### **Solano County General Plan**

The Solano County General Plan was last comprehensively updated in 2008. The Solano County General Plan is a long-range guide for land use in the unincorporated areas in the county, including land outside of City limits but within its SOI. The Proposed Project does not propose changes to or alter existing land use designations or development standards to lands within the sphere of influence. All land beyond the City limits remain within the County's jurisdiction until annexation by the City.

### **Bay Plan**

BCDC is responsible for implementation of the Bay Plan, which is an enforceable plan that guides the future protection and use of San Francisco Bay and its shoreline. The General Plan land use map is largely consistent with Plan Map 2 of the Bay Plan. However, the Bay Plan designates a portion of Mare Island as "water-related industry," while the General Plan designates this area for open space, in alignment with the Mare Island Specific Plan. As discussed in the GP Final EIR, the General Plan designation provides a

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greater level of environmental protection than the designation in the Bay Plan, and no environmental impact would result from this inconsistency.

**Basin Plan**

The San Francisco RWQCB's Basin Plan designates beneficial uses, establishes water quality objectives, and contains implementation programs and policies to achieve those objectives for all waters addressed through the Basin Plan.

**General Plan 2040**

The City's General Plan proposes and describes how the City intends to develop and establishes the goals and policies to provide a basis for growth and change in the Project Area. The Plan is used as a point of reference by public officials when making decisions on subdivisions, capital improvements, neighborhood rehabilitation, and public acquisition. The Proposed Project will be one of the principal tools for implementing the General Plan. The Project includes amendments to the General Plan and revisions to the General Plan Land Use Map that are intended to correct a number of inconsistencies between the General Plan land use policies and land use classifications shown on the Land Use Map and inconsistencies between the adopted Plan, the Sonoma Boulevard Specific Plan, and the Housing Element. For this reason, the proposed revisions, which are identified in Table 2, General Plan Land Use Changes, will not result in any additional or new impacts.

Regulations contained within the Proposed Project support the key objectives of the General Plan, including, but not limited to, facilitating mixed-use development through the establishment of new mixed-use districts and promoting pedestrian- and transit-oriented multi-family housing, and mixed-use commercial centers in the Mixed use and Commercial Districts chapters. The Proposed Project includes revised parking regulations in the expanded Chapter 3: Community and People that provides for multimodal transportation that addresses the needs of pedestrians and bicyclists as well as motor vehicles, establishes more flexible approaches to parking that will minimize the amount of land needed to accommodate automobiles, and establishes development standards that will meet urban design objectives and insulate adjacent land uses from adverse impacts as well as ensure efficiency and meet environmental standards. The Proposed Project, therefore, would not conflict with the General Plan and would, instead, implement its policies.

**Climate Action Plan**

As discussed in the Greenhouse Gas Emissions discussion above, the Proposed Project will help to achieve the GHG reduction goals established by the City's CAP. The Proposed Project fosters the development of a sustainable, multi-modal community to reduce per capita VMT and GHG emissions through increased design standards, new design guidelines, and the imposition of general site regulations. The land use and development regulations that the Proposed Project establishes for the various zoning districts are intended to promote mixed-use development and other approaches that will reduce the need to rely on single-occupant automobiles to conduct day-to-day activities. The Proposed Project includes provisions that are specifically designed to reduce VMT including the Transit-Oriented Development chapter and the Trip Reduction Measures chapter. Additionally, the Landscaping chapter establishes

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standards for significant new landscaping/open space that will help to promote carbon sequestration, and the Off-street Parking and Loading Regulations chapter supports opportunities for alternative modes of travel with requirements for bicycle parking, vehicular parking, and pedestrian facilities. Overall, the standards and regulations in the Proposed Project would promote the achievement of sustainable communities.

As explained above, the Proposed Project would make other revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan.

The Proposed Project would not allow new development in areas where such development is prohibited under the General Plan and with the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan. A number of these proposed revisions are specifically intended to allow for higher density development in mixed-use areas and close to public transit. Therefore, there would be no new impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations and standards of the Zoning Code, as updated, and the General Plan. Compliance with the New Zoning Code and the General Plan would ensure that future new land uses would be compatible with surrounding uses. Therefore, the New Zoning Code does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would remain less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

**Habitat Conservation Plan**

The only HCP or natural community plan applicable to the Proposed Project is the Solano HCP. The Solano HCP provides a framework for promoting the protection and recovery of natural resources, including endangered species, and aims to streamline the permitting process for planned development, infrastructure, and maintenance activities.

The City is a participant in the Solano HCP. The General Plan would regulate development projects covered by the Solano HCP. The policies and regulations of the two plans are to be implemented in tandem and no aspect of the General Plan conflict with or impairs implementation of the Solano HCP.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The Proposed Project would have beneficial environmental effects on local habitats communities due to development standards and new design guidelines. For example, the Landscaping chapter requires that

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native species and natural areas be protected and preserved where possible. The Water-Efficient Landscape Requirements chapter would protect existing habitats and create new habitat by promoting the use of native local plants.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations and standards of the Zoning Code, as updated, and the General Plan. Compliance with the Zoning Code and the General Plan would ensure that future new land uses would be compatible with surrounding uses. Therefore, the Zoning Code would not physically divide an established community. Impacts would remain less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

**4.11.2 Mitigation Measures**

None required.

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## 4.12 MINERAL RESOURCES

MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.12.1 Environmental Impact Analysis

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?**

**Finding: No Impact**

Implementation of the Proposed Project would not result in the loss of availability of a known mineral resource. There would be no Project activities that would impede the access to mineral resources, and there are no resources located in the Proposed Project area which could be impacted. Therefore, there would be no impact.

- b) **Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**Finding: No Impact**

As discussed above, the Proposed Project is not located in an area designated as a known aggregate Mineral Resource Zone. Therefore, there would be no impact.

### 4.12.2 Mitigation Measures

None required.

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### 4.13 NOISE

<b>NOISE</b> Would the project result in:	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.13.1 Environmental Impact Analysis

**a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Finding: Less Than Significant Impact With Mitigation Incorporated**

The City is an urban community with a diverse mix of land uses. Sources of noise within the Project Area include vehicular traffic and mechanical equipment associated with the operation of existing buildings and businesses.

Noise levels in the City are regulated by the General Plan, Vallejo Municipal Code, and CBC. The General Plan addresses land use noise compatibility. Key provisions of the General Plan include limits on hours of operation, site planning, setbacks, sound walls, and landscaping. In particular, project-level review is required to ensure compliance with indoor/outdoor noise standards for sensitive uses. Collectively, these policies ensure that new development proposed under the General Plan would not result in substantial permanent increases in overall community noise within the City.

The Vallejo Municipal Code primarily addresses exterior noise levels from stationary sources. The portions of the Vallejo Municipal Code that deal with noise or vibration are contained in the following sections:

- Chapter 2.68 (specifically addressing h Marina noise disturbance)
- Chapter 7.84 ( noise as a nuisance/disturbance factor)

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- Chapter 7.90 ( noise generated from motor vehicles operated on public and private property); and
- Chapter 12.40 (noise from construction activities).

The CBC primarily addresses interior noise levels in residential and school facilities.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project would have beneficial environmental effects on noise due to increased development standards, design guidelines, and the imposition of general site regulations that would minimize noise impacts from new projects. The Noise chapter implements the General Plan policies on noise exposure and land use compatibility policies. The purpose of these noise standards is to establish the principles and context for the application of noise limits, standards for noise exposure, and land use compatibility, and requirements for reasonable noise attenuation measures; protect noise sensitive uses from excessive noise exposure from other uses; establish regulations for maximum noise limits and procedures for enforcing them; and prevent any land use from generating sound that exceeds specific maximum levels based on the type uses and type of noise.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations and standards of the New Zoning Code, as updated, and the General Plan. Compliance with the New Zoning Code, as updated, and the General Plan would ensure that future new land uses are designed to minimize operational noise levels.

### **Long-Term Operational Noise**

The noise-related portions of the General Plan Nature and Built Environment Element contain multiple policies that would serve to prevent or mitigate substantial permanent increase to ambient noise levels from long-term operations. Key provisions of these policies include discouraging new sensitive uses and encouraging businesses to use quiet equipment and machinery. Collectively, these policies would serve to ensure that development allowed under the Proposed Project would not result in substantial permanent increases in the ambient noise level in the Project Area, and impacts would remain less than significant.

### **Transportation-Related Noise**

Development of land uses allowed under the General Plan, as well as development in adjacent communities, would result in increases in traffic that would cause substantial permanent increases in ambient noise levels in the project vicinity. There would be multiple major road segments that would experience substantial permanent increases in ambient noise levels, including near sensitive land uses.

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General Plan Policy NBE-5.13 and associated Action NBE-5.13A, as well as General Plan Policy NBE-5.15 and associated Actions NBE-5.15A, NBE-5.15B, NBE-5.15C, NBE-5.15D, and NBE-5.15F provide strategies for reducing noise effects at sensitive land uses and for implementing noise mitigation; primarily with respect to traffic noise. Collectively, these policies would serve to reduce noise from vehicles at the source and to otherwise shield sensitive uses from extensive noise.

The GP Final EIR determined that while these policies could reduce or prevent significant increases in ambient noise at sensitive land uses, the measures would not be universally feasible and some of the most effective noise-attenuation measures would be infeasible or inappropriate in a majority of locations where sensitive land uses already exist. The GP Final EIR proposes a number of mitigation measures to help mitigate this impact. However, these measures were found to be infeasible, and noise impacts were thus found to be significant and unavoidable.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density than permitted under the General Plan and would not allow urban new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new noise impacts that have not been previously examined or adequately addressed in the GP Final EIR.

Rather the New Zoning Code would have beneficial environmental effects on noise due to increased development standards, design guidelines, and the imposition of general site regulations that would minimize noise impacts from new projects. The new Noise chapter, implements the General Plan policies on noise exposure and land use compatibility policies. The purpose of these noise standards is to establish the principles and context for the application of noise limits, standards for noise exposure, and land use compatibility, and requirements for reasonable noise attenuation measures; protect noise sensitive uses from excessive noise exposure from other uses; establish regulations for maximum noise limits and procedures for enforcing them; and prevent any land use from generating sound that exceeds specific maximum levels based on the type uses and type of noise.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations and standards that address noise. Pursuant to CEQA, future new land uses that occur pursuant to the proposed New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts related to construction noise. Therefore, the New Zoning Code would not result in a significant noise impact due to transportation related activity not examined or adequately addressed in the GP Final EIR.

**Temporary Construction Noise**

Noise from construction equipment and various construction-related activities is frequently a cause of temporary or periodic increases in ambient noise levels. General Plan Policy NBE-5.13 and associated Actions NBE-5.15B and NBE-5.13C, as well as General Plan Policy NBE-5.14 and associated Action NBE-5.14A are aimed at reducing temporary and/or periodic increases in ambient noise.

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The GP Final EIR found that, although the provisions of the proposed change to the noise ordinance (Action NBE-5.13C) would serve to reduce noise impacts from construction by limiting it to daytime hours, it is likely that in certain cases, these and other available methods to reduce noise would be inadequate to prevent a significant impact. As such, the GP Final EIR implemented Mitigation Measure NOI-4 to reduce construction impacts to a less than significant level.

The Noise chapter of the New Zoning Code establishes construction hours applicable to construction. In addition, the Director will issue application requirements and establish standard conditions of approval to ensure that the measures included in Mitigation Measure NOI-4 would be applied on a case-by-case basis during the project review process. The GP Final EIR found that, with implementation of this mitigation measure, impacts would be less than significant.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow urban new development in areas where such development is prohibited under the General Plan. Therefore, potential noise impacts under the Proposed Project would not significantly exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project would actually have beneficial environmental effects on noise due to increased development standards, design guidelines, and the imposition of general site regulations that would minimize noise impacts from new projects. The Noise chapter of the New Zoning Code implements the General Plan policies on noise exposure, permitted construction hours, and land use compatibility policies. The purpose of these noise standards is to establish the principles and context for the application of noise limits, standards for noise exposure, and land use compatibility, and requirements for reasonable noise attenuation measures; protect noise sensitive uses from excessive noise exposure from other uses; establish regulations for maximum noise limits and procedures for enforcing them; and prevent any land use from generating sound that exceeds specific maximum levels based on the type uses and type of noise. The Noise chapter provides noise standards for construction that are consistent with GP Final EIR Mitigation Measure NOI-4.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations and standards that address noise. Pursuant to CEQA, future new land uses that occur pursuant to the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess impacts related to noise. Therefore, the Proposed Project would not expose people to noise levels above existing standards and would not result in a substantial temporary or permanent increase in noise levels, and the Proposed Project would not result in a significant noise impact not examined or adequately addressed in the GP Final EIR. Impacts would remain less than significant with incorporation of Mitigation Measure NOI-4, and no further analysis is required.

**b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

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**Finding: Less Than Significant Impact**

Construction activities associated with new development projects has two potential effects. First, vibration at high enough levels can result in human annoyance. Second, ground-borne vibration can potentially damage the foundations and exteriors of older and potentially historic structures. Construction activities could occur as close as 25 feet from sensitive receptors or pile driving could occur.

**Short-Term Construction-Related Vibration Impacts**

Vibration from construction activities rarely reaches the level that can damage structures, but ground-borne vibration and ground-borne noise can reach perceptible audible levels in buildings that are close to the construction site. However, construction would typically be localized and would occur intermittently for varying periods of time.

New development may occur under implementation of the Proposed Project. However, without specific development details, it is not possible to quantify potential construction vibration impacts.

Overall, vibration impacts related to construction would be short-term, temporary, and generally restricted to the areas in the immediate vicinity of active construction equipment. Construction would be localized and would occur intermittently for varying periods of time. Because specific, project-level information is not available, it is not possible to quantify the construction vibration impacts at specific sensitive receptors. Nonetheless, construction-related vibration or ground-borne noise could potentially result in future annoyance and/or architectural damage at adjoining land uses.

**Long-Term Vibration Impacts**

High levels of vibration are usually associated with heavy industrial uses. The industrial uses of the sort that would continue to be permitted in Vallejo under the General Plan are very rarely associated with vibration that is sufficiently intense or sustained so as to cause either human discomfort or architectural/structural damage. Given the land use designations implemented as part of the General Plan, there are limited areas within the Project Area where residential or other sensitive land uses would interface – to a notable degree – with industrial operations. Despite the potential for vibration impacts from juxtaposition of sensitive land uses and land uses with the potential to generate vibration, appropriate setbacks, buffers, use restrictions, and/or other measures can largely eliminate these impacts.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The Performance Standards chapter of the New Zoning Code includes vibration performance Standards. The New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow urban new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new vibration impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations and standards that address vibration. Pursuant to CEQA, future new land uses that occur pursuant to the New

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Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts related to ground-borne vibration. Therefore, the New Zoning Code would not result in a significant ground-borne vibration impact not examined or adequately addressed in the GP Final EIR. Impacts would remain less than significant, and no further analysis is required.

**c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

### **Finding: Less Than Significant Impact**

The closest public airport to City is the Napa County Airport, which is located approximately 7.8 miles to the north of the Vallejo City Hall. Other public facilities include Buchanan Field Airport in Concord and the Sonoma Valley Airport in Sonoma; both located approximately 12 miles from the City. While aircraft that utilize these public airports, airfields, and heliports could fly over the city and could generate noise levels that may be momentarily audible or noticeable, these aircraft operations would not significantly contribute the City's community noise environment. There are no other major sources of aircraft related noise in the City. There would therefore be no impact related to airport noise, and no further impact is required.

### **4.13.2 Mitigation Measures**

#### **Mitigation Measure NOI-4 Construction Noise Reduction Measures**

During individual project review, the Planning Division shall consider project-level noise impacts as part of the environmental evaluation and approval process for individual development proposals. Where deemed necessary, the specific measures below shall be part of the conditions of approval.

Construction activities shall be restricted to the daytime hours of between 7:00 a.m. and 7:00 p.m. on weekdays. The New Zoning Code restricts construction activity to occur between 7:00 am and 6:00 pm on weekdays and 9:00 am and 6:00 pm on Saturdays.

Prior to the start of construction activities, the construction contractor shall:

- Maintain and tune all proposed equipment in accordance with the manufacturer's recommendations to minimize noise emission.
- Inspect all proposed equipment and should fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effect than as originally equipped by the manufacturer.
- Post a sign, clearly visible at the site, with a contact name and telephone number of the City's authorized representative to respond in the event of a noise complaint.
- Place stationary construction equipment and material delivery in loading and unloading areas as far as practicable from the residences.

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- Limit unnecessary engine idling to the extent feasible.
- Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters.
- Use low-noise emission equipment.
- Limit use of public address systems.
- Minimize grade surface irregularities on construction sites.

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## 4.14 POPULATION AND HOUSING

POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.14.1 Environmental Impact Analysis

- a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Finding: Less Than Significant Impact**

At the time of production of the GP Final EIR certified in 2017, the Project Area (City of Vallejo and SOI) had a population of 117,918, with 42,078 households and 31,670 jobs.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts on population growth under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable standards (such as maximum density) of the Zoning Code, as updated, and the General Plan. Therefore, the New Zoning Code would not induce substantial population growth. Impacts would remain less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**Finding: Less than Significant**

At the time of production of the GP Final EIR in 2017, the Project Area (City and SOI) had a population of 117,918, with 42,078 households and 31,670 jobs.

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As redevelopment occurs under the General Plan, there is potential for individual development projects to result in the removal of existing housing units. However, all redevelopment of parcels would be voluntary in nature. The General Plan serves as the constitution of development within the City, providing the overall parameters of density and intensity for urban land use designations, but does not contain specific development proposals, and no direct impacts related to the displacement of housing would occur. Moreover, Policies G.1 and G.2 from Vallejo's Housing Element would minimize potential impacts related to the displacement of housing units by assisting the private sector in maintaining and improving the condition of existing housing units and by enforcing existing housing codes and regulations.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project could result in the demolition of existing residential uses and the displacement of residents. However, these projects would be required to conform to all applicable federal, State, and local regulations that address tenant displacement and may be required to provide relocation assistance and/or replacement housing. Therefore, the Proposed Project would not displace substantial numbers of housing or people. Impacts would remain less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

#### **4.14.2 Mitigation Measures**

None required.

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## 4.15 PUBLIC SERVICES

PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other Public Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.15.1 Environmental Impact Analysis

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

i. **Fire Protection?**

**Finding: Less Than Significant Impact**

Overall, the Vallejo Fire Department (VFD) meets response time goals in much of the City, where incidents are generally clustered in proximity to higher call-volume fire stations. However, maintaining response time goals in outlying areas of the City, such as Hiddenbrooke, Mare Island and portions of the southern waterfront, is more challenging due to the City's steep terrain, winding street network, or limited access.

Much of the growth under the implementation of the General Plan will occur in opportunity areas within the City that are, with the exception of Mare Island, in close proximity to an existing and operational fire station. Although future development would increase calls for fire protection service throughout the City, demand is likely to be concentrated in the opportunity areas, and as a result, in close proximity to an operational fire station. The VFD has indicated that anticipated growth under implementation of the General Plan could be served by reopening the closed fire stations, located at 970 Nimitz Avenue on Mare Island, and 1335 Fulton Avenue, in Glen Cove.

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New development would be required to comply with the latest fire building codes and regulations, such as the CBC, California Fire Code, and California Health and Safety Code, which would serve to reduce potential fire hazards by ensuring that future development is constructed in accordance with the latest fire building codes.

The Proposed Project, which includes amendments to the General Plan, would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

Additionally, the Proposed Project includes measures to reduce risk from wildfires in the Natural Hazard Reduction chapter, as well as establishing fire performance standards. Implementation of these standards would reduce the risk of fire within the Project Area, thereby mitigating the demand for new or physically altered fire protection facilities to maintain acceptable levels of fire response.

The Proposed Project, by itself, does not propose or authorize any development. All new land uses would be required to conform to all applicable federal, state, and local regulations that address fire safety, including the City's Fire Code. Therefore, the Proposed Project would not result in substantial adverse impacts on fire and police services. Impacts would remain less than significant, consistent with the findings of the GP Final EIR, and no further analysis is required.

### ii. Police Protection?

#### **Finding: Less Than Significant Impact**

The Vallejo Police Department (VPD) does not have an adopted response time goal and prioritizes service according to level of urgency. In 2010, the VPD averaged a response time of 5.8 minutes for Priority 1 calls, 22.8 minutes for Priority 2 calls, and 27 minutes for Priority 3 calls. As of 2014 the VPD has been operating at a staffing level of 0.85 officers per 1,000 residents.

The VPD has identified a need to replace its existing police station due to the age of and inadequate size of the facilities. Project growth allowed by the General Plan would contribute to the need for a new police station. In January 2020, the Vallejo City Council adopted a resolution to amend the General Plan and Zoning Map to allow a new police station at an existing building along the waterfront at 400 Mare Island Way. This project included a separate environmental assessment which determined that renovating and earthquake retrofitting an existing building that is less than 10,000 square feet met the definition for an exemption under the CEQA.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under

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the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The New Zoning Code, by itself, does not propose or authorize any development. All new land uses would be required to conform to all applicable federal, state, and local regulations that address police safety. Therefore, the Proposed Project would not result in substantial adverse impacts on fire and police services. Impacts would be less than significant and consistent the findings of the GP Final EIR, and no further analysis is required.

### ii. Schools

#### **Finding: Less Than Significant Impact**

Publicly funded primary and secondary education in the City is provided by the Vallejo City Unified School District (VCUSD). Additionally, there are a number of private, predominantly parochial schools that offer primary and secondary education in the community. VCUSD operates 25 school facilities within the City limits, serving learners from pre-school through adult education.

The vast majority of VCUSD funding comes from State sources, including Local Control Funding Formula revenue, which can be used for any educational purpose, and Other State Revenues, the use of which is restricted to a specified purpose such as instructional materials, After School Education and Safety programs, and Common Core State Standards implementation. Federal funding is provided primarily in the form of grants to enhance services to low income and immigrant students. VCUSD also receives funds from school impact fees. School Facilities Impact Mitigation Fees are required for construction of single-family and multi-family residential units within the city limits. In 2014, the fee for new residential construction occurring outside of CFD No. 2 and No. 3 was \$2.24 per square foot of living space, and the fee for commercial/industrial development was \$0.36 per square foot of building space. Additionally, in the past, VCUSD has funded facilities improvements through the use of general obligation bonds, repaid through local property taxes.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to pay developer fees to mitigate impacts on schools. Therefore, the Proposed Project would not result in substantial adverse impacts on schools. Impacts would be less than significant and consistent the findings of the GP Final EIR, and no further analysis is required.

### iii. Parks

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### **Finding: Less Than Significant Impact**

The discussion of impacts to Parks and Recreation, is included in Section 4.16, below.

#### **iv. Other Public Facilities – Libraries?**

### **Finding: Less Than Significant Impact**

Public library services are provided by the Solano County Library (SCL), which operates eight branch libraries in five cities throughout the county, including two branches in Vallejo: the John F. Kennedy Library, at 505 Santa Clara Street, and the Springstown Library, at 1003 Oakwood Avenue. SCL also operates branches in Fairfield, Rio Vista, Suisun City, and Vacaville, plus the County Law Library and the Hall of Justice in Fairfield. Touro University, California Maritime Academy, and Solano County Community College also operate libraries in the City; however, these facilities are reserved for students and faculty and are not open to the general public.

More than 60 percent of library funding comes from taxes, including revenues from Measure B, and a subsequent sales tax measure, Measure L, a one-eighth percent sales tax passed by Solano County voters in 1998 and renewed in 2012. These funds are critical to library operations, accounting for approximately 23 percent of the SCL budget in Fiscal Year 2015-2016. Measure B expired in 2014. However, these funds are succeeded by Measure L, which provides an extension of those funds until 2030.

The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the current General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project, by itself, does not propose or authorize any development. As part of the planning and development review process, all new development projects that occur pursuant to the Proposed Project would be evaluated on a case-by-case basis to determine the level of and demand for libraries that would be generated by the project. Therefore, the Proposed Project would not result in substantial adverse impacts on libraries. Impacts would remain less than significant and consistent with the findings of the Final EIR, and no further analysis is required.

### **4.15.2 Mitigation Measures**

None required.

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## 4.16 RECREATION

RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.16.1 Environmental Impact Analysis

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

#### Finding: Less Than Significant Impact

Per the City of Vallejo Municipal Code, the City has established a parkland standard of 4.25 acres per 1,000 people. General Plan Action CP-3.4A maintains this standard. The City currently has 9.73 acres of parkland per 1,000 residents, therefore exceeding its standard. The City would continue to exceed this standard in 2040 based on projected population growth and existing and planned park and recreational facilities.

Existing State and local regulations would serve to ensure existing parks are maintained such that increased use from future development allowed by the Proposed Project would not result in the substantial physical deterioration of parks and recreational facilities or accelerate the deterioration of parks and recreational facilities. State regulations include the Improvement Act of 1911, under which the City established 14 Landscape Management Districts (LMDs) to develop and maintain parks and recreational facilities, and the 1972 Lighting and Landscaping Act, under which the City established 12 LMDs to maintain parks and serve new neighborhoods. Local regulations include Measure K, which provided maintenance funding for park facilities through 2018. Current funding is provided through other ongoing measures to ensure maintenance of recreational areas.

Existing regional and local plans, including the Solano County and City General Plans, the GVRD Master Plan, and the Vallejo Trails Master Plan, serve to ensure that future growth as a result of development in the Project Area would occur in a manner such that substantial physical deterioration of the facility would not occur or be accelerated. Future development would also be required to comply with General Plan policies that promote adequate park and recreational facility maintenance.

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The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would not allow new development in areas where such development is prohibited under the General Plan and, with the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not allow land uses of greater density or height than permitted under the current General Plan. Therefore, potential impacts under the Proposed Project would not dramatically exceed those assessed in the GP Final EIR in scope, severity, or nature.

The Proposed Project would improve access to outdoor space due to increased development standards, design guidelines, and the imposition of general site regulations that address open space. These include requirements for providing open space in residential and mixed-use development, increased standards for landscaping, and provisions requiring development along the shoreline to provide and maintain public access consistent with applicable State and BCDC requirements. The New Zoning Code includes requirements regarding the provision of open space in RMD and RHD Districts and the provision of open space in Mixed-Use Districts. The New Zoning Code also includes a Parks, Recreation, and Open Space (PROS) District that would limit the type and extent of development in open areas and preserve parks and recreational areas throughout the City.

The Proposed Project, by itself, does not propose or authorize any development. As part of the planning and development review process, all new residential development projects would be evaluated on a case-by-case basis to determine the level of and demand for parks that would be generated by the project. Therefore, the Proposed Project would not result in substantial adverse impacts on parks. Impacts would remain less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

#### **4.16.2 Mitigation Measures**

None required.

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**4.17 TRANSPORTATION**

<b>TRANSPORTATION</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection(s) or incompatible uses (e.g. farm equipment))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**4.17.1 Environmental Impact Analysis****a) Would the project conflict with a program plan, ordinance, or policy addressing the circulation systems, including transit, roadway, bicycle and pedestrian facilities?****Finding: Less Than Significant Impact with Mitigation Incorporated**

The General Plan contains policies and actions to address the performance of the City's roadway network. Policy MTC-2.5 requires the maintenance of a street classification system that establishes user mode priorities and associated performance metrics for each type of street. Action MTC-2.5A requires the establishment of performance standards for each street type that include adequate emergency vehicle use. Action MTC-2.5B requires the establishment of Level of Service E or better as an advisory standard to be considered along with metrics for pedestrian, bicycle, transit, and emergency access performance, with the prioritization of metrics to be determined by the street type and context. Action MTC-2.5D requirements include the use of traffic management techniques, adjustments to traffic signal timing, and installation of speed management to meet performance standards for all modes of transportation. Action MTC-2.5E requires the continued collection of both City and Regional transportation impact fees so that development makes a fair share contribution to improvements needed to maintain established standards for all modes of transportation, including for traffic flow, roadway safety, and pavement condition.

The General Plan found that all but one non-freeway facility were projected to operate at level of service (LOS) D or better under General Plan buildout. However, the road diet portion of SR-29 between Curtola Parkway and Nebraska Street would operate at Level-of-Service E. With the reduced traffic-carrying capacity of SR-29 in this section, the roadway would be able to serve the projected traffic but would experience congestion at peak hours. This was considered a significant impact. The GP Final EIR introduces Mitigation Measures TRANS-1a.1, TRANS-1a.2, and TRANS-1b to reduce the severity of project traffic-related impacts. However, the GP Final EIR conservatively ruled that these mitigation measures could not fully mitigate these impacts. As such, these impacts were considered significant and unavoidable.

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Additionally, as noted in the GP Final EIR, widening of Fairgrounds Drive is proposed in the Solano360 Specific Plan. This widening, among other measures, is anticipated to alleviate flow problems in the area. The GP Final EIR concluded that these mitigation measures could not completely mitigate traffic impacts, and these impacts were conservatively considered to be significant and unavoidable.

The Proposed Project includes the establishment of new requirements that would reduce VMT and lessen impacts on the circulation system. The Trip Reduction Measures chapter of the New Zoning Code would apply to new multi-unit development with 10 units or more, new non-residential development of 10,000 square feet or more, and large employers who are not currently subject to BAAQMD trip reduction requirements. Additionally, the City has adopted new VMT thresholds to implement the General Plan and meet the intent of SB 743 and guidelines from Caltrans and CARB.

### **Bicycle and Pedestrian Network**

Unsafe conditions for bicyclists and pedestrians may exist when traffic volumes, average speeds, and roadway configurations are such that an individual experiences undue exposure to conflicts with motor vehicles. Currently, the City has no standardized metric by which to evaluate this exposure. However, the General Plan puts forth a number of policies and actions that are supportive of expanding the bicycle network and creating a network of complete streets, as follows:

- Action MTC-1.3A requires pursuit of 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 2-1 requires the prioritization of pedestrian, bicycle, and automobile safety over traffic flow. Action MTC-2.1A requires the preparation of 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 requires the prioritization of completion of sidewalk and bicycle projects in the Bicycle and Pedestrian Master Plan as City resources allow.
- Action MTC-2.2A requires collaborating with the GVRD and senior advocacy organizations to develop a “safe routes for seniors” program.
- Policy MTC-2.4 requires the maintenance of a transportation network that provides mobility for all ages and abilities and for all areas of the community.
- Policy MTC-2.5 requires the maintenance of a street classification system that established user mode priorities and associated performance metrics for each type of street.
- Action MTC-2.5C requires that quality and connectivity of bicycle facilities be considered in establishing performance metrics.
- Policy MTC-2.7 requires complete streets via increased accessibility for and use of streets by pedestrians, bicyclists, and transit riders.

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- Action MTC-2.7C requires the establishment of City regulations to improve walking and biking opportunities in new development, including features such as sidewalks, signage, streetscape improvements, bike lanes, and secured bicycle parking.
- Action MTC-2.7D requires the adoption of the National Association of City Transportation Officials Urban Street Design Guide and Urban Bikeway Design Guide to direct future improvement projects. Action MTC-3.1A requires collaborating with Caltans, 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-3.4B requires the pursuit and private funding to expand and link the network of pedestrian and bicycle paths and facilities beginning in selected transit-oriented priority areas.

The GP Final EIR found that impacts on biking and pedestrian facilities would be less than significant. The Proposed Project includes a number of provisions that will promote pedestrian and bicycle use by protecting and improving access to such facilities. These include new regulations in the Transit-Oriented Development chapter, which are specifically intended to promote development that will provide a safe and comfortable environment for pedestrians and bicyclists. The Proposed Project also includes standards addressing bicycle parking and pedestrian access in the Off-Street Parking chapter.

### Public Transit

The General Plan is expected to increase the demand for transit in the City through intensified development, increasing the demand for transportation improvements in some areas. However, the General Plan supports growth in areas where robust transit lines already exist. Additionally, the General Plan calls for continued collaboration between the City and public transportation agencies. Impacts on transit services would be less than significant.

The New Zoning Code implements the goals and policies of the City's General Plan. For example, the New Zoning Code sets standards addressing bicycle parking and pedestrian access and establishes new provisions to incentivize transit-oriented development to maximize opportunities for alternative modes of travel.

The GP Final EIR acknowledged that there would be significant traffic impacts at some City intersections due to localized traffic from individual projects and regional cut-through traffic. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess traffic impacts. Therefore, the Proposed Project would not result in a significant impact on the transportation system not examined or adequately addressed in the GP Final EIR. This impact would remain less than significant with the incorporation of mitigation, and no further analysis is required.

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### **b) Would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

#### **Finding: Less Than Significant Impact**

As discussed above, in Section 4.3 – Air Quality, the City’s adoption of VMT thresholds, in October 2020 would hold new development VMT generation at or below Citywide VMT generation levels, for the baseline and cumulative scenarios. This is expected to result in declining VMT over time, as compared to a business as usual condition with no VMT limits. As the City’s new VMT thresholds were adopted after the GP Final EIR was certified, this evaluation of VMT summarizes the consistency of the new VMT thresholds with General Plan 2040 and the New Zoning Code, in support of the City’s goals and policies. Furthermore, VMT was not evaluated in the GP Final EIR, and the analysis herein provides an evaluation of potential impacts related to VMT resulting from Proposed Project implementation.

#### **City VMT Thresholds of Significance**

The new VMT thresholds listed below balance the City’s priorities with respect to competing objectives, including the City’s geographic and transportation context, GHG reduction goals, interest in achieving the state’s GHG reduction goals, and General Plan 2040 goals and policies related to land use mix, economic development, and housing provision.<sup>9</sup>

#### **Threshold 1: Project Generated VMT (Residential and Office/Industrial Projects) – Baseline**

Project-generated Residential Tour-based VMT per resident (for residential projects measured by analyzing the miles a person in a new project will travel to get to routine, necessary places), Home-Based-Work Tour VMT per employee (for office/industrial projects) or Total VMT per service population (for mixed-use projects) is no higher than the baseline citywide Residential Tour VMT per resident, Home-Based-Work Tour VMT per employee, or Total VMT per service population.

#### **Threshold 2: Project Generated VMT (Residential and Office/Industrial Projects) – Cumulative**

Project-generated Residential Tour VMT per resident (for residential projects), Home-Based-Work Tour VMT per employee (for office/industrial projects), or Total VMT per service population (for mixed-use projects) is no higher than the cumulative Citywide Residential Tour VMT per resident, Home-Based-Work Tour VMT per employee, or Total VMT per service population. This threshold does not apply if it can be demonstrated that VMT rates are declining at the time of the analysis.

#### **Threshold 3: Project’s Effect on VMT (Residential and Office/Industrial Projects) – Cumulative**

The project reduces or has no effect on the citywide total VMT under cumulative conditions.

#### **Threshold 4: Project-Generated VMT and Project’s Effect on VMT (Other Project Types)**

VMT thresholds for other project types (for example, institutional, destination hotel, or cultural projects) would be developed using considerations unique to the individual project. The thresholds will incorporate

<sup>9</sup> Fehr & Peers, City of Vallejo CEQA Transportation Analysis Guidelines, July 2020, Revised October 2020.

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the principles of Thresholds 1, 2 and 3, i.e., projects that are not expected to generate VMT above a relevant baseline level and/or are not expected to increase VMT in the cumulative condition would be considered to have a less than significant impact with respect to VMT.

### **VMT Mitigation Measures**

The City's VMT Guidelines are consistent with the goals and policies of General Plan and also include VMT mitigation measures to reduce potential VMT impacts by making available the following choices to future project applicants:

- Modify the project's built environment characteristics to reduce VMT generated by the project.
- Implement transportation Demand Management (TDM) measures to reduce VMT generated by the project.
- Participate in a VMT fee program and/or VMT mitigation exchange/banking program (if they exist) to reduce VMT from the project or other land uses to achieve acceptable levels.

### **Potential VMT Reduction Measures**

As part of the City's SB 743 Implementation Study, key VMT reduction measures that are appropriate to the City's land use, urban form and transportation context were identified, as follows:

- Increase transit accessibility: provide transit stops, fund or contribute to shuttle service, provide transit subsidies to project residents or employees, or other actions that increase the ability of residents or employees to use transit.
- Provide pedestrian network improvements: eliminate sidewalk gaps which create barriers to offsite activity centers, or enhance the width or design of existing off-site sidewalks or paths.
- Provide bicycle network improvements: eliminate bike facility gaps, add new bike lanes, protected bike lanes, or off-street multi-use paths connecting to key off-site activity centers.
- Provide traffic calming measures: construct off-site traffic calming measures which slow auto traffic and create a more comfortable walking and bicycling environment.
- Implement a car-sharing program: provide car sharing within a project, or contribute funding to an off-site car sharing site, reducing the need for site employees to commute by car or the need for site residents to own a car.
- "Un-bundle" private parking: lease parking separately from office space or residential units within a project site, thus encouraging site users to consider the independent value of the parking and potentially reducing car use.
- Implement market-rate public parking: price all public parking within a particular area (downtown, for example) to encourage "park once" behavior, reducing automobile circulation.

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- Increase transit service frequency: contribute funding to allow transit agencies to provide shorter headways and improve transit trip speed and reliability.
- Encourage telecommuting and alternative work schedules: provide telecommuting incentives to reduce employee commuting by automobile.

An alternative approach to assessing VMT impacts is to conduct a CEQA analysis of the VMT associated with the City's General Plan and use that evaluation to support analysis of individual projects subsequent to the General Plan-level evaluation. This allows the City to set a Citywide VMT reduction target and threshold of significance, and plan VMT reduction strategies and programs in a more holistic, effective, and equitable manner than would be possible using project-by-project impact evaluations. It would also provide opportunities for streamlined review of projects under CEQA Guidelines section 15183.

The Proposed Project, by itself, does not propose or authorize any development. The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would result in beneficial environmental effects with regard to VMT, as result of implementation of VMT reduction measures and mitigation measures available to future project applicants.

Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address reduction of VMT. Future development proposals would be reviewed on a case-by-case basis as they arise to determine the most appropriate VMT reduction measures to reduce traffic impacts. Rather than conflicting with or being inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), the Proposed Project would be in alignment with the new VMT thresholds by design. Therefore, impacts related to VMT would be less than significant, and no further analysis is required.

### **c) Would the project substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

#### **Finding: Less than Significant**

The Proposed Project, by itself, does not propose or authorize any development. The Proposed Project would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The Proposed Project would result in beneficial environmental effects with regard to design features due to increased development standards, new design guidelines, and the imposition of general site regulations that address safety. For example, a new section Visibility at Intersections, Alleys, and Driveways, provides design standards for ensuring visibility at intersections and along driveways and alleys.

Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations performance standards and design standards address safety, including those of the Proposed Project and the General Plan. Future development proposals would be reviewed on a case-by-case basis as they arise to determine if project layouts, driveway locations, land use types, or actual intensities would result in hazardous conditions. Therefore, the Proposed Project would not substantially increase hazards due to a design feature. Impacts would remain less than significant, and no further analysis is required.

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### d) Would the project result in inadequate emergency access?

#### Finding: Less Than Significant Impact

The General Plan establishes safety as a primary goal of the transportation network, in Policy MTC-2.1, 2.2, and 2.3, as well as their implementing actions. In particular, Policy 2.3 calls for the City to “Ensure adequate emergency vehicle access in all areas of the City.” Implementing actions for this policy include Action MTC-2.3A, “Develop and adopt a map of emergency response routes that considers alternative options based on the potential for traffic congestion at peak commute times,” and Action MTC-2.3B, “Continue to involve the Police and Fire Department in the development review process to ensure that applicable requirements for emergency access are met.”

The General Plan promotes a multi-modal transportation network that balances the needs of all transportation modes. Providing for acceptable emergency vehicle response times is contained in the performance standards associated with the Citywide street classification system. Action MTC-2.5C directs staff to establish performance measures that take into consideration the adequacy of emergency access provided by the roadway as measured by the efficacy of emergency access routes and the presence or absence of barriers along primary routes.

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not make changes to existing policies, programs, or regulations that address emergency access. Additionally, with the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density than permitted under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address emergency access, including Fire Code requirements. Future development proposals would be reviewed on a case-by-case basis by the as they arise to determine if adequate emergency access is provided. Therefore, the New Zoning Code would not result in inadequate emergency access, and impacts would remain less than significant. No further analysis is required.

### 4.17.2 Mitigation Measures

#### Mitigation Measure TRANS-1a.1 Sonoma Boulevard Road Diet

The City will work to minimize traffic congestion in the two-lane “road diet” portion of Sonoma Boulevard (approximately between Curtola Parkway and Nebraska Street) through implementation of General Plan policies and actions designed to shift travel by auto to other modes, particularly transit (Policies MTC-1.1, -1.2, -1.3, -2.8, and -2.9 and supporting actions); and through implementation of policies and actions designed to maintain a citywide multi-modal network so that multiple options exist for travel by auto – and other modes – throughout the city (Policies MTC-2.4, -2.5, and -2.7 and supporting actions). The City will

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also maintain traffic congestion by constructing and operating the road diet portion of Sonoma Boulevard to adequately serve peak hour travel demand, including provision of turn lanes, coordinated signal timing plans, and other traffic engineering measures, as described in the discussion under Impact TRANS-1.

**Mitigation Measure TRANS-1a.2 Railroad Avenue Widening**

The Mare Island Specific Plan calls for widening of Railroad Avenue to six lanes between G Street and the SR-37 interchange. The City will require that upgrade or a comparable roadway improvement when it is needed as part of the development of the northern section of the Mare Island Specific Plan. In addition, the City will ensure that the Columbus Parkway widening to four lanes between Georgia Street and the City limit is programmed and funded in a timely way in order to provide the capacity when it is needed based on development and associated traffic growth under the proposed General Plan.

**Mitigation Measure TRANS-1b Capacity Improvements on SR-37**

The City will work with the Solano Transportation Authority and Caltrans to study, identify, program and build capacity improvements on SR-37 between I-80 and west of the Mare Island Interchange, including the following improvements:

- SR-37 ramp realignment and capacity improvements, similar to the project studied in the State Route 37/Mare Island Interchange Project Study Report (August 2001), or an alternative to be developed;
- Widening the Napa River Bridge from four to six lanes (as described in Mare Island Amended and Restarted Specific Plan EIR Mitigation Measure B.10); and
- Widening SR 37 to four lanes between the Napa River Bridge and SR 121 at Sears Point.

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## 4.18 TRIBAL CULTURAL RESOURCES

<b>TRIBAL CULTURAL RESOURCES</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size, or object with cultural value to the California Native American tribe and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.18.1 Environmental Impact Analysis

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size, or object with cultural value to the California Native American tribe and that is:**
- i. **Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
  - ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

#### Finding: Less Than Significant Impact

A tribal cultural resource (TCR) is defined under AB 52 as a site, feature, place, cultural landscape that is geographically defined in terms of size and scope, sacred place, or object with cultural value to a California Native American tribe that is either included or eligible for inclusion in the California Register or local register

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of historical resources. Alternately, a resource can be determined to be a TCR if the City, acting as the lead agency, and supported by substantial evidence, chooses at its discretion to treat the resource as a TCR.

The Project Area is within the ancestral territory of the Yoche Dehe Wintun Nation. Tribal representatives were contacted as required by AB 52, and Marshall McKay, Yoche Dehe Wintun Nation Tribal Chair, has indicated that the Yoche Dehe Wintun Nation is aware of cultural resources near the Sonoma Boulevard Specific Plan Area.

The General Plan contains several Policies and Actions that would help to protect archaeological resources:

- **Policy NBE-1.9: Cultural Resources.** Protect and preserve archaeological, historic, and other cultural resources.
- **Action NBE-1.9A:** Continue to require that land use activities comply with State requirements and follow best practices to ensure that cultural resources are not impacted, and that appropriate agencies and technical experts are involved in the evaluation and protection of resources and sites.
- **Action NBE-1.9B:** Maintain a dialogue with local Native American groups regarding sensitive cultural resources in Vallejo.

The GP Final EIR determined that implementation of these policies, in conjunction with early consultation with Native American parties who have an interest in the Project Area, would ensure that impacts are less than significant.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code would not permit land uses of greater density than under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The New Zoning Code, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the proposed New Zoning Code would be required to conform to Federal, State, and local guidelines and requirements relating to the discovery of human remains. Pursuant to CEQA, future new land uses that occur pursuant to the New Zoning Code would be subject to their own environmental review on a project-by-project basis to assess impacts on TCRs. Therefore, the New Zoning Code would not significantly disturb TCRs, and impacts would be less than significant. No further analysis is required.

### 4.18.2 Mitigation Measures

None required.

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## 4.19 UTILITIES AND SERVICE SYSTEMS

UTILITIES and SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.19.1 Environmental Impact Analysis

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

**Finding: Less Than Significant Impact**

Development under the Proposed Project would be provided with water services from the City water system. In general, existing infrastructure would be preserved in place. However, extensions and/or additions to water, wastewater pipes, electrical and natural gas connections and telecommunications facilities may be required to provide utility service to individual projects and structures. For example, there is a possibility that some water mains within the various zones of the City may need to be upsized for increased flows, particularly in areas of higher increased water demands. In order to specifically determine any required water main upsizing, project-specific water modeling would need to be performed.

Although creation of new or extended infrastructure could create short-term construction-related environmental effects, the work typically would be done in existing street rights of way and subject to

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compliance with the City's regulations and standard conditions for new construction related to water lines, in addition to the City's requirements for construction projects. This is also applicable to all other utility related impacts.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the New Zoning Code would be required to conform to all applicable regulations that address water, wastewater treatment or stormwater drainage, electrical power, natural gas or telecommunication facilities. Any future development proposals would be required to review utility requirements on a case-by-case basis as they arise, in order to determine if existing utility infrastructure is adequate to accommodate new project-related demand in the future.

### **b) Would the project have sufficient water supply available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

#### **Finding: Less Than Significant Impact**

The City has capacity to bring surface water from five different sources into three treatment plants in order to serve customers in two different counties (Solano and Napa) and on an active military base (Travis Air Force Base).

The City has five sources of surface water, including the Solano Project Water (Lake Berryessa), State Water Project (Lake Oroville through the Sacramento River), Vallejo Permit Water (Barker Slough), Lakes Frey and Madigan, and Lake Cherry. Of those, the City primarily uses two surface water sources for its drinking water (Lake Berryessa and the Sacramento River). The City's total surface water entitlement, from all sources, exceeds 43,000 acre feet per year (AFY). The City reports that total water system outflows typically average about 20,000 AFY. Therefore, under typical or "normal" conditions, the City's surface water entitlements can accommodate the existing normal water demand.

During dry years, multiple dry years, or drought conditions, the water use rate in the City is reduced through conservation measures. The Water Shortage Contingency Plan for Vallejo was adopted on February 28, 2006 by the Council Resolution No. 06-62 N.C. On August 26, 2014, the City Council adopted Resolution No. 14-102 N.C., implementing outdoor water use restrictions in compliance with the State's July 2014 emergency drought regulation. This resolution imposed restrictions on irrigation of ornamental landscapes or turf with potable water. The City is required to conserve 16 percent compared to 2013 in accordance with the SWRCB's emergency regulations to achieve 25 percent water savings statewide. Pursuant to these regulations, the City reports water use and conservation on a monthly basis to the SWRCB.

The Proposed Project would help conserve water, as new Water-Efficient Landscape Requirements establishes a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations that address water conservation. Additionally, future development proposals would be reviewed on a case-by-case basis as they arise to determine if the storm drain facilities are adequate to accommodate water demand. Therefore, the Proposed Project would not require or result in new or expanded water

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entitlements. Impacts would remain less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

- c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Finding: Less Than Significant Impact**

Future development projects would have a significant impact if they would result in a determination by the Vallejo Flood and Wastewater District that it does not have adequate capacity to serve the proposed Project's projected demand in addition to its existing commitments. RWQCB Order No. R2-2012-0017 (NPDES Permit No CA0037699), adopted February 8, 2012, prescribes treatment requirements and discharge flow capacity limits. This NPDES Order currently specifies dry weather facility permitted capacity (and design flow) of up to 15.5 million gallons per day (mgd), and wet weather design flow of up to 60 mgd.

According to the GP Final EIR, the current average dry weather flow is less than 10 mgd and the maximum daily wet weather flow between October 2006 and December 2010 was 43.3 mgd average wet weather flow. The estimated net increased wastewater generation rate from buildout proposed by the General Plan will be 2.89 mgd, based on assumed generation rates of 100 gpd/resident and 25 gpd per employee. This increase in wastewater generation would be well within the currently available excess dry weather design flow capacity of greater than 5.5 mgd (15.5 mgd design/permitted flow minus less than 10 mgd current average flow equals greater than 5.5 mgd). In accordance with the General Plan goals, policies, and actions listed in the GP Final EIR Impacts UTIL-4 and UTIL-5, and applicable local and state regulations, and because future development would not exceed the capacity of the wastewater treatment system, the future development under the Proposed Project would not result in a determination that the wastewater treatment facility does not have adequate capacity to serve the proposed Project's demand. Therefore, implementation of the Proposed Project would have a less than significant impact with respect to wastewater treatment capacity.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations related to wastewater treatment capacity. Additionally, future development proposals would be reviewed on a case-by-case basis as they arise to determine if existing wastewater capacity is adequate to accommodate water demand. Therefore, the Proposed Project would not require or result in new or expanded wastewater treatment infrastructure, and impacts would remain less than significant and consistent with the findings of the GP Final EIR. No further analysis is required.

- b) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**
- c) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

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### **Finding: Less Than Significant Impact**

As described in the GP Final EIR, there is sufficient capacity at existing landfills for development under the Proposed Project. In 2014, CalRecycle reported that, while the overall total of 80,564 tons of solid waste from Vallejo was disposed at 18 different landfills, the majority (98.8 percent or 75,564 tons) went to two landfills – Recology Hay Landfill and Potrero Hill Landfill.

The City's disposal rate per resident in 2014 was 3.7 pounds per day (ppd) of solid waste per person, which was below the CalRecycle target of 5.5 ppd per resident. The disposal rate per business employee in the City in 2014 was 14.55 ppd, which was below the CalRecycle target rate of 24.1 ppd per employee. The City's disposal rates for both residents and employees have been below target rates since 2007.

Full buildout of the General Plan would generate 24,826 new residents and 26,532 new employees. For analysis purposes, solid waste generation is assumed to be the actual 2014 per capita generation rates of 3.7 ppd for residents and 14.5 ppd for employees. Accordingly, the total solid waste generated by the Project's residents and employees is estimated to be 476,570 ppd, or 238 tons per day (tpd).

The total estimated solid waste generation rate for the proposed Project of 238 tpd is 5.5 percent of the daily capacity (i.e., tons per day) of the Potrero Hills Landfill. The solid waste generated from buildout of the proposed Project is also less than 10 percent of the permitted daily capacity of Recology Hay Road Landfill, which has the smaller daily capacity (i.e., 2,400 tons per day) of the two landfills. The daily solid waste generated by the buildout of the General Plan (238 tpd) represents 3.5 percent of the combined daily capacity of both landfills.

As indicated by the GP Final EIR, the following General Plan goals, policies, and actions regarding sustainable development and solid waste in the Project Area would help ensure that new development and redevelopment projects would not have an adverse impact on solid waste capacity, and help minimize the need to construct expanded or new landfills.

- Goal NBE-1: Beautiful City. Preserve and enhance the natural, historic, and scenic resources that make Vallejo special.
- Policy NBE-1.16: Solid Waste Reduction. Promote reduction of the production of solid waste throughout Vallejo.
- Action NBE-1.16A: Continue to update the City's Construction/Demolition Waste Reuse and Recycling Ordinance as higher diversion rates become feasible, necessary, or required.
- Action NBE-1.16B: As funding allows, provide recycling receptacles in parks and public spaces, in addition to trash receptacles.
- Action NBE-1.16C: Continue to partner with CalRecycle and VALCORE Community Recycling to offer and promote backyard composting bins and free composting classes

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations related

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to solid waste disposal. Additionally, future development proposals would be reviewed on a case-by-case basis with respect to future solid waste disposal. Therefore, the Proposed Project would not result in solid waste in excess of existing solid waste disposal capacity and would comply with all applicable regulations related to solid waste. Impacts would remain less than significant and consistent with the findings of the GP Final EIR, and no further analysis is required.

**4.19.2 Mitigation Measures**

None required.

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**4.20 WILDFIRE**

<b>WILDFIRE</b> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones;				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**4.20.1 Environmental Impact Analysis**

**If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**

- a) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?**
- c) **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?**
- d) **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?**

**Finding: No Impact**

As discussed in Section 4.9, Hazards and Hazardous Materials, above, State law requires that all local jurisdictions identify very high fire hazard severity zones within their areas of responsibility. Inclusion within these zones is based on vegetation density, slope severity and other relevant factors that contribute to fire severity. The Project Area is not located in a very high fire hazard severity zone, and there are no very high fire hazard areas adjacent to the City.

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Future development under the Proposed Project would be concentrated within urbanized and/or developed areas of the City. Properties most likely to experience redevelopment under the Proposed Project are in established parts of the Project Area that are well served by fire protection infrastructure. Additionally, there are many resources to address wildfires should they arise, including the CFC, which requires the clearance of debris and vegetation within a prescribed distance from structures in wildlife habitat areas.

The Proposed Project would help reduce risk associated with wildfire hazards. The Natural Hazard Reduction section implements General Plan policies pertaining to natural hazards including wildfires. The Wildfire Hazards section establishes additional requirements that apply to all development in areas that General Plan Map NBE-4 identifies as Moderate or High wildfire risk areas. These requirements include additional review of applications for development in these risk areas to identify measures to mitigate risk and a requirement that areas within 100 feet of combustible structures be kept clear of flammable vegetation.

The New Zoning Code would make revisions, additions, corrections, and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the New Zoning Code would not permit land uses of greater density than under the General Plan and would not allow new development in areas where such development is prohibited under the General Plan. Therefore, there would be no new impacts that have not been previously examined or adequately addressed in the GP Final EIR.

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that occur pursuant to the Proposed Project would be required to conform to all applicable regulations that address emergency response and access, including Fire Code requirements. In the event of a large-scale emergency, emergency response would be coordinated between relevant City and County agencies. Therefore, the Proposed Project would not impair implementation of or physically interfere with an emergency response/evacuation plan. There would also be no impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire. There would be no required 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. Finally, the Proposed Project would not 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. As there would be no impacts with regard to any wildfire risks, no further analysis is required.

#### **4.20.2 Mitigation Measures**

None required.

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## 4.21 MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulative considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4.21.1 Environmental Impact Analysis

- a) **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

#### Finding: Less Than Significant Impact With Mitigation Incorporated

The New Zoning Code would make revisions, additions, corrections and clarifications to various sections of the Zoning Code to ensure consistency and successful implementation of the General Plan. The New Zoning Code does not authorize any development. Therefore, its adoption would not significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. GP Final EIR mitigation measures related to Biological Resources, Cultural Resources and Geology and Soils (Paleontology), incorporated herein, would ensure that impacts would remain less than significant.

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Environmental Checklist and Environmental Evaluation  
March 2021

- b) Does the project have impacts that are individually limited, but cumulative considerable? (“Cumulative considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

**Finding: Less Than Significant Impact**

The Proposed Project involves the adoption of the City’s New Zoning Code, which guides future development. No specific development projects are authorized as a result of the New Zoning Code; therefore, the New Zoning Code, in itself, would not result in cumulative impacts.

Furthermore, cumulative impacts associated with future development have been evaluated at a programmatic level in the GP Final EIR. Since the New Zoning Code would not permit land uses of greater density than permitted under the General Plan, with the exception of the 72 parcels discussed in the Project Description, and would not allow new development in areas where such development is prohibited under the General Plan, adoption of the New Zoning Code would not create new cumulative impacts or increase the significance of cumulative impacts identified in the GP Final EIR. Impacts would be less than significant.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Finding: Less Than Significant Impact**

As identified throughout the analysis herein, the New Zoning Code would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. GP Final EIR mitigation measures related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils (Paleontology), Greenhouse Gas Emissions, Noise, and Transportation, incorporated herein, would ensure that impacts would remain less than significant.

### **4.21.2 Mitigation Measures**

See mitigation measures listed above in the applicable discussions of environmental impacts.

## 5.0 REFERENCES

- California Department of Conservation, EQ Zapp: California Earthquake Hazards Zone Application, Earthquake Zones of Required Investigation. Available at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed April 2020.
- City of Vallejo. 2017a. Propel Vallejo: General Plan 2040. Available at: <https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=12181697>. Accessed December 2020.
- \_\_\_\_\_. 2017b. Propel Vallejo: Sonoma Boulevard Specific Plan. Available at: [http://propelvallejo.com/wp-content/uploads/2017/12/Vallejo\\_Sonoma-Blvd-Specific-Plan\\_FINAL\\_170829\\_sm-1.pdf](http://propelvallejo.com/wp-content/uploads/2017/12/Vallejo_Sonoma-Blvd-Specific-Plan_FINAL_170829_sm-1.pdf). Accessed December 2020.
- \_\_\_\_\_. 2015. City of Vallejo Emergency Operations Plan, February 2015. Available at: <https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=229720>.
- \_\_\_\_\_. 2005. Mare Island Specific Plan. Available at: <http://www.ci.vallejo.ca.us/common/pages/DisplayFile.aspx?itemId=32082>. Accessed December 2020.
- Fehr & Peers. 2020. City of Vallejo CEQA Transportation Analysis Guidelines, July 2020, Revised October 2020.
- Solano County Water Agency. 2012. Solano Multi-Species Habitat Conservation Plan October 2012. Available at: <https://www.scwa2.com/solano-multispecies-habitat-conservation-plan/>. Accessed December 2020.
- SWA Group. 2013. Solano 360 Final Specific Plan, Vallejo, California. Available at: <https://www.solanocounty.com/solano360/reports.asp>. Accessed December 2020.

## 6.0 REPORT PREPARATION

### 6.1 LIST OF PREPARERS

Preparers	
City of Vallejo	Michelle Hightower
City of Vallejo	Christina Ratcliffe
City of Vallejo	Dylan Brady
Stantec	Christine Abraham
Stantec	Emily Medler
Stantec	Kevin Kohan

# **ATTACHMENT 1**

## **DRAFT NEW ZONING CODE AND ZONING MAP**

[https://www.cityofvallejo.net/city\\_hall/departments\\_divisions/planning\\_and\\_development\\_services/planning\\_division/planning\\_division\\_document\\_library](https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/planning_division_document_library)

# **ATTACHMENT 2**

## **COMMENTS RECEIVED AND RESPONSES TO COMMENTS**

## COMMENTS RECEIVED AND RESPONSES TO COMMENTS

This section of the Final ISMND presents the comment letters received during the public comment period for the Draft ISMND. The only comment letter received was from Caltrans District 4, by Mark Leong District Branch Chief, Local Development – Intergovernmental Review. Each comment in the letter is recopied verbatim from the original letter submitted, assigned a number, and briefly responded to immediately following. The original letter is also provided herein.

### RESPONSE TO CALTRANS LETTER

Mark Leong, District Branch Chief, Local Development – Intergovernmental Review

February 9, 2021 – Email Letter Correspondence

#### **Comment 1**

Dear Michelle Hightower:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this project. We are committed to ensuring that impacts to the State’s multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the January 2021 draft MND.

#### **Response 1**

This comment is introductory in nature and does not pertain to the content of the Draft ISMND. As such, no further response is required.

#### **Comment 2**

##### **Project Understanding**

The proposed plan for the City of Vallejo includes a comprehensive update to its Zoning Code (Vallejo Municipal Code Title 16) that includes both text and map amendments to reflect the goals, policies, and implementation measures expressed in General Plan 2040. The proposed New Zoning Code establishes new and modified land use regulations that will guide future development and design throughout the City.

#### **Response 2**

This comment provides an accurate review of the proposed Project, and no further response is required.

**Comment 3****Travel Demand Analysis**

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide.

Caltrans commends the Lead Agency regarding Vehicle Miles Traveled (VMT) baselines and mitigation measures. This project supports the State's goals to reduce greenhouse gas emissions and improve multimodal transportation options for land use development.

**Response 3**

This comment provides guidance on SB 743 and Caltrans' Transportation Impact Study Guide, as well as commending the City for their VMT baselines and mitigation measures, in support of SB 743. As such, no further response is required.

**Comment 4****Mitigation Strategies**

Caltrans supports the mitigation strategies and reduction measures proposed in the MND, as they align with current State goals and best practices.

We encourage using a combination of strategies appropriate to the project and the site can reduce VMT, along with related impacts on the environment and State facilities. Transportation Demand Management (TDM) programs should be documented with annual monitoring reports by a TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets.

Please reach out to Caltrans for further information about TDM measures and a toolbox for implementing these measures in land use projects. Additionally, Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

**Response 4**

This comment includes a statement of support for the mitigation strategies and reduction measures included in the Draft ISMND and includes information about TDM program and reporting requirements. As such, no further response is required.

**Comment 5**

Our comments to the proposed mitigation measures are as follows:

- Mitigation Measure Trans-1a.1 at Sonoma Blvd: The City plans to continue converting the four-lane facility on SR-29/Sonoma Blvd to a two-lane facility (road diet) north of Florida Street. If the Lead Agency proceeds with this project, Caltrans recommends the submitting a detailed transportation study to understand the multimodal operational and safety impacts along SR-29 during construction and forecasted for design years. Mitigation measures as a result of modifying the capacity along SR-29, particularly during peak hours, should be included.
- Mitigation Measure Trans-1b: SR-37 in Solano County extends to the Sonoma Creek Bridge, approximately three quarters of the segment between SR-121 and Mare Island interchange. There are currently on-going interim and ultimate projects on SR-37 in various stages. Caltrans encourages the Lead Agency to participate in the development of these projects to ensure that the proposed mitigation measures are consistent with the proposed projects.

Additionally, please ensure that all pedestrian facilities throughout the project are brought to current ADA standards, and that all street improvements comply with Caltrans Complete Streets policy.

### **Response 5**

This comment includes recommendations regarding proposed transportation mitigation measures. The City will coordinate with Caltrans regarding the conversion of SR-29/Sonoma Boulevard, and additional required studies will be provided prior to implementation. In addition, the City will consider on-going and interim projects related to SR-37 to ensure consistency of mitigation. The City will also comply with applicable ADA requirements for pedestrian facility improvements, as feasible.

### **Comment 6**

#### **Transportation Impact Fees**

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the Lead Agency and local partners to secure the funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

### **Response 6**

This comment includes supporting statements for regional transportation improvement measures and mitigation, as well as encouraging cooperation with the City regarding these measures and their funding. As such, no further response is required.

### **Comment 7**

#### **Lead Agency**

As the Lead Agency, the City of Vallejo is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing,

scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

**Response 7**

This comment is a statement regarding the City's responsibility for project mitigation, including fair share contributions, financing, scheduling and implementation and monitoring responsibilities. In cooperation with Caltrans, City agrees to discuss project funding and mitigation implementation responsibility as required.

**Comment 8**

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Laurel Sears at [laurel.sears@dot.ca.gov](mailto:laurel.sears@dot.ca.gov). Additionally, for future notifications and requests for review of new projects, please contact [LDIGR-D4@dot.ca.gov](mailto:LDIGR-D4@dot.ca.gov).

**Response 8**

This comment is a conclusion to the Caltrans letter and does not pertain to the content of the Draft ISMND. As such, no further response is required.

**NEW ZONING CODE PROJECT  
Mitigation Monitoring and Reporting Program**

Description	Timing	Responsible Monitoring Party	Responsible Implementing Party	Status of Implementation
<b>MITIGATION MEASURES (MM)</b>				
<b>Air Quality</b>				
MM AQ-2a <u>Pre-Construction Air Quality Technical Evaluation.</u> Prior to issuance of construction permits, development project applicants that are subject to CEQA and exceed the screening sizes in the BAAQMD’s CEQA Guidelines shall prepare and submit to the City of Vallejo (City) a technical assessment evaluating potential air quality impacts related to the project’s operation phase. The evaluation shall be prepared in conformance with the BAAQMD methodology in assessing air quality impacts. If operation-related criteria air pollutants are determined to have the potential to exceed the BAAQMD thresholds of significance, as identified in BAAQMD’s CEQA Guidelines, the City of Vallejo Planning and Development Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operation activities.	Prior to Construction	City of Vallejo	City of Vallejo and Project Applicants	

<p>MM AQ-2b.1 <u>Compliance with BAAQMD Control Measures.</u> As part of the City’s development approval process, the City shall require applicants for future development projects to comply with the current BAAQMD’s basic control measures for reducing construction emissions of PM<sub>10</sub>.</p>	<p>During Construction</p>	<p>City of Vallejo</p>	<p>City of Vallejo and Project Applicants</p>	
<p>MM AQ-2b.2 <u>Pre-Construction Air Quality Technical Evaluation.</u> Prior to issuance of construction permits, development project applicants that are subject to CEQA and exceed the screening sizes in the BAAQMD’s CEQA Guidelines shall prepare and submit to the City a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with the BAAQMD methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the BAAQMD thresholds of significance, as identified in the BAAQMD’s CEQA Guidelines, the City shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated into all appropriate construction documents submitted to the City and shall be verified by the City’s Building Division and/or Planning Division.</p>	<p>Prior to Construction</p>	<p>City of Vallejo</p>	<p>City of Vallejo, Project Applicants, and Construction Contractors</p>	
<p>MM AQ-3a <u>Health Risk Assessment for Non-Residential Land Uses.</u> Applicants for future non-residential land uses within the City that: 1) have the potential to generate 100 or more diesel truck trips per day or</p>	<p>Prior to and During Construction</p>	<p>City of Vallejo and Construction Contractors</p>	<p>City of Vallejo and Construction Contractors</p>	

<p>have 40 or more trucks with operating diesel-powered TRUs, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of a Proposed Project to the property line of the nearest sensitive use, shall submit a HRA to the City prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHA) and the BAAQMD. If the HRA shows that the incremental cancer risk exceeds 10 in one million, PM 2.5 concentrations exceed 0.3 ug/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. Mitigation measures may include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Restricting idling on-site beyond Air Toxic Control Measures idling restrictions, as feasible</li> <li>• Electrifying warehousing docks</li> <li>• Requiring use of newer equipment and/or vehicles</li> <li>• Restricting off-site truck travel through the creation of truck routes</li> </ul>				
<p>MM AQ-3b <u>Health Risk Assessment for Sensitive Land Uses.</u> Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) in Vallejo within 1,000 feet of a major source of toxic air contaminants (e.g., warehouses,</p>	<p>Prior to and During Construction</p>	<p>City of Vallejo and Construction Contractors</p>	<p>City of Vallejo and Construction Contractors</p>	

<p>industrial areas, freeways, and roadways with traffic volumes over 10,000 vehicles per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a HRA to the City of Vallejo prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the OEHHA and the BAAQMD. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 16 years. If the HRA shows that the incremental cancer risk exceeds ten in one million PM2.5 concentrations exceed 0.3ug/m3, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Air intakes located away from high volume roadways and/or truck loading zones.</li> <li>• Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized MERV filters.</li> </ul>				
<p><b>Biological Resources</b></p>				
<p>MM BIO-1 <u>Pre-Construction Surveys (Plants and Wildlife) and Biological Monitoring.</u> The General Plan shall be amended to include the following actions:</p>	<p>Prior to and During Construction</p>	<p>City of Vallejo and</p>	<p>City of Vallejo, Project Applicants, and</p>	

<ul style="list-style-type: none"> <li>• <b>Action.</b> Require a biological assessment for new development proposed on sites that are determined to have some potential to contain sensitive biological and wetland resources. The assessment should be conducted by a qualified professional to determine the presence or absence of any sensitive resources, should evaluate potential adverse effects, and should define measures for protecting the resources in compliance with state and federal laws. Detailed surveys are not necessary in locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources.</li> <li>• <b>Action.</b> Continue to require environmental review of development applications pursuant to CEQA to assess the potential impacts on native species and habitat diversity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values and functions and encourage early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting special-status species, sensitive natural communities or wetland that may be adversely affected by new development.</li> <li>• <b>Action.</b> Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. This should include streams and associated riparian habitat along the</li> </ul>		<p>Construction Contractors</p>	<p>Construction Contractors</p>	
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<p>Vallejo shoreline. Where complete avoidance is not possible, require that appropriate authorizations be secured from State and federal jurisdictional agencies and that adequate replacement mitigation be provided to ensure there is no net loss in habitat acreage or values.</p> <ul style="list-style-type: none"> <li>• <b>Action.</b> Protect the nests of raptors and other birds when in active use, as required by State and federal regulations. As part of new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season (September through February) or by concluding a preconstruction survey by a qualified biologist to confirm nests are absent or to define appropriate buffers until any young have successfully fledged the nest.</li> <li>• <b>Action.</b> Protect the remaining woodlands and native tree resources and require replacement plantings where native trees must be removed.</li> </ul> <p>Additionally, two policies of the General Plan were amended as follows:</p> <ul style="list-style-type: none"> <li>• <b>Policy NBE-1.1:</b> Natural Resources. Protect and enhance hillsides, waterways, wetlands, occurrence of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.</li> <li>• <b>Policy NBE-1.2:</b> Sensitive Resources. Ensure that adverse impacts on sensitive</li> </ul>				
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<p>biological resources, including special-status species, and sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.</p>				
<p><b>Cultural Resources</b></p>				
<p>MM CUL-2 <u>Archaeological Resources.</u> The City shall put in place procedures to identify as-yet unidentified archaeological resources prior to development. These procedures shall include the following measures:</p> <ul style="list-style-type: none"> <li>• Prior to development within the General Plan area, a description and map of the proposed development shall be submitted to the Northwest Information Center of the California Historical Resources Information System to determine if the property has been previously surveyed for cultural resources. The Information Center will provide recommendations regarding the need for cultural resources survey. These recommendations shall be followed prior to development of the property.</li> <li>• Contact the Native American Heritage Commission for sacred lands file check.</li> <li>• Consult local Native American groups identified by the Native American Heritage Commission.</li> <li>• If previously unidentified cultural resources are identified during surveys of the property, recommendations for treatment of the</li> </ul>	<p>Prior to and During Construction</p>	<p>City of Vallejo and Construction Contractors</p>	<p>City of Vallejo, Project Applicants, and Construction Contractors</p>	

<p>resources shall be acquired from a qualified cultural resource professional.</p> <ul style="list-style-type: none"> <li>• If buried archaeological deposits are discovered during development, work shall stop in the vicinity of the find, and a qualified archaeologist will be contacted to assess the discovery. If the discovery is determined to be a potentially significant archaeological site, a site-specific investigation will be developed by a qualified archaeologist.</li> </ul>				
<p>MM CUL-3 <u>Paleontological Resources.</u> The City shall put in place procedures in the event that paleontological resources are encourage during development. These procedures shall include the following measure:</p> <ul style="list-style-type: none"> <li>• In the event that paleontological resources are encountered during development, excavations within a 50-foot radius of the find should be halted until the discovery has been evaluated by a qualified paleontologist, who will make recommendations regarding the resumption of construction. These recommendations shall be followed prior to development of the property.</li> </ul>	<p>During Construction</p>	<p>City of Vallejo and Construction Contractors</p>	<p>City of Vallejo and Construction Contractors</p>	
<p><b>Noise</b></p>				
<p>MM NOI-4 <u>Construction Noise Reduction Measures.</u> During individual project review, the Planning Division shall consider project-level noise impacts as part of the environmental evaluation and approval process for individual development proposals. Where deemed</p>	<p>Prior to and During Construction</p>	<p>City of Vallejo and Construction Contractors</p>	<p>City, Project Applicants, and Construction Contractors</p>	

<p>necessary, the specific measures below shall be part of the conditions of approval.</p> <p>Construction activities shall be restricted to the daytime hours of between 7:00 a.m. and 7:00 p.m. on weekdays. The New Zoning Code restricts construction activity to occur between 7:00 am and 6:00 pm on weekdays and 9:00 am and 6:00 pm on Saturdays.</p> <p>Prior to the start of construction activities, the construction contractor shall:</p> <ul style="list-style-type: none"> <li>• Maintain and tune all proposed equipment in accordance with the manufacturer’s recommendations to minimize noise emission.</li> <li>• Inspect all proposed equipment and should fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds that are no less effect than as originally equipped by the manufacturer.</li> <li>• Post a sign, clearly visible at the site, with a contact name and telephone number of the City’s authorized representative to respond in the event of a noise complaint.</li> <li>• Place stationary construction equipment and material delivery in loading and unloading areas as far as practicable from the residences.</li> <li>• Limit unnecessary engine idling to the extent feasible.</li> <li>• Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off</li> </ul>				
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<p>back-up alarms and replace with human spotters.</p> <ul style="list-style-type: none"> <li>• Use low-noise emission equipment.</li> <li>• Limit use of public address systems.</li> <li>• Minimize grade surface irregularities on construction sites</li> </ul>				
<p><b>Transportation</b></p>				
<p>MM TRANS-1a.1 <u>Sonoma Boulevard Road Diet</u>. The City will work to minimize traffic congestion in the two-lane “road diet” portion of Sonoma Boulevard (approximately between Curtola Parkway and Nebraska Street) through implementation of General Plan policies and actions designed to shift travel by auto to other modes, particularly transit (Policies MTC-1.1, -1.2, -1.3, -2.8, and -2.9 and supporting actions); and through implementation of policies and actions designed to maintain a citywide multi-modal network so that multiple options exist for travel by auto – and other modes – throughout the city (Policies MTC-2.4, -2.5, and -2.7 and supporting actions). The City will also maintain traffic congestion by constructing and operating the road diet portion of Sonoma Boulevard to adequately serve peak hour travel demand, including provision of turn lanes, coordinated signal timing plans, and other traffic engineering measures, as described in the discussion under Impact TRANS-1.</p>	<p>During Construction</p>	<p>City of Vallejo</p>	<p>City of Vallejo and Construction Contractors</p>	

<p>MM TRANS-1a.2 <u>Railroad Avenue Widening</u>. The Mare Island Specific Plan calls for widening of Railroad Avenue to six lanes between G Street and the SR-37 interchange. The City will require that upgrade or a comparable roadway improvement when it is needed as part of the development of the northern section of the Mare Island Specific Plan. In addition, the City will ensure that the Columbus Parkway widening to four lanes between Georgia Street and the City limit is programmed and funded in a timely way in order to provide the capacity when it is needed based on development and associated traffic growth under the proposed General Plan.</p>	<p>During Construction</p>	<p>City of Vallejo</p>	<p>City of Vallejo</p>	
<p>MM TRANS-1b <u>Capacity Improvements on SR-37</u>. The City will work with the Solano Transportation Authority and Caltrans to study, identify, program and build capacity improvements on SR-37 between I-80 and west of the Mare Island Interchange, including the following improvements:</p> <ul style="list-style-type: none"> <li>• SR-37 ramp realignment and capacity improvements, similar to the project studied in the State Route 37/Mare Island Interchange Project Study Report (August 2001), or an alternative to be developed;</li> <li>• Widening the Napa River Bridge from four to six lanes (as described in Mare Island Amended and Restarted Specific Plan EIR Mitigation Measure B.10); and</li> <li>• Widening SR 37 to four lanes between the Napa River Bridge and SR 121 at Sears Point.</li> </ul>	<p>During Construction</p>	<p>City of Vallejo</p>	<p>City of Vallejo</p>	

*Source: Stantec Consulting Services Inc. 2021.*

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**CITY PLANNING COMMISSION OF THE CITY OF VALLEJO**

**RESOLUTION NO PC 21-04A**

**A RESOLUTION OF INTENT TO AMEND THE GENERAL PLAN  
2040 TEXT AND LAND USE MAP  
AS PART OF THE NEW ZONING CODE PROJECT**

\*\*\*\*\*

WHEREAS, on August 29, 2017, City Council adopted General Plan 2040, including a Land Use Map with associated Land Use Designations; and

WHEREAS, the Planning Commission has determined that a broader, more flexible range of residential densities for selected General Plan 2040 Land Use Designations will allow Vallejo to be more competitive in the market place and responsive to current market conditions, particularly for attached multi-family housing such as townhomes; and

WHEREAS, the Planning Commission has also determined that allowing residential use in certain General Plan 2040 commercial Land Use Designations will expand the areas where housing is permitted and facilitate development of mixed-use and residential infill opportunities along the City's major corridors; and

WHEREAS, the Planning Commission has further determined that revisions to the General Plan Land Use Map are needed to achieve the housing goals as well as correct and re-designate parcels to land use designations that more closely align with the existing land use characteristics; and

WHEREAS, the Planning Commission has completed a comprehensive update to Title 16 of the Vallejo Municipal Code (Zoning Code) and has included the proposed General Plan Text and Land Use Map Amendments as part of the New Zoning Code Project; and

WHEREAS, a resolution of intent is only a precursor to the possible adoption of an amendment to General Plan 2040, and therefore it is an action which may not cause either a direct physical change in the environment or a reasonable foreseeable indirect physical change in the environment, and are therefore not 'projects' within the meaning of California Environmental Quality Act (CEQA) Guidelines 21065.

NOW THEREFORE BE IT RESOLVED that the Planning Commission, pursuant to Vallejo Municipal Code Section 17.04.060, hereby directs Staff to prepare amendments to General Plan 2040 that reduce the allowed minimum residential densities, and allows residential use in commercial areas for selected General Plan 2040 Land Use Designations, to amend the General Plan Land Use Map.

BE IT FURTHER RESOLVED that the Planning Commission hereby declares its intention to amend the General Plan 2040 Text and Land Use Map to accommodate this request and to forward the proposed amendments and the Planning Commission recommendation thereon to the City Council for adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 29<sup>th</sup> day of March 2021 by the following vote to-wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**CITY OF VALLEJO PLANNING COMMISSION****RESOLUTION NO. PC 21-04****A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT  
AMENDMENTS TO THE GENERAL PLAN TEXT AND LAND USE MAP  
AS PART OF THE NEW ZONING CODE PROJECT**

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**I. GENERAL FINDINGS**

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

WHEREAS, the City Council amended the General Plan 2040 in November 2017, July 2018, and January 2020; and

WHEREAS, on February 26, 2019, the City Council adopted a Resolution of Intention to amend the General Plan regarding residential densities in four General Plan commercial and mixed use land use designations to: (1) allow the City to respond to the current economic cycle and market demand for multi-family attached housing such as townhouses and low-rise multi-family housing; (2) provide flexibility for higher density mid-rise housing, with allowed maximum residential density unchanged when market conditions warrant; and (3) retain higher-density housing along the City's mixed-use corridors in support of General Plan 2040 and Housing Element policies; and

WHEREAS, in February 2019, the City initiated a comprehensive update of Title 16 (Zoning Code) of the Vallejo Municipal Code, to implement the General Plan 2040; and

WHEREAS, Staff determined that addressing residential densities in the four General Plan commercial and mixed use land use designations should be considered with the adoption of the new Zoning Code; and

WHEREAS, based on the analysis conducted for the new Zoning Code, Staff proposed to in addition to adopting the comprehensive new Zoning Code, amend the General Plan to: (1) reduce the residential densities in the four commercial and mixed use land use designations; (2) allow residential use in additional areas to achieve the housing goals; and (3) amend the General Plan 2040 Land Use Map to correct errors and re-designate parcels to more closely align with their existing land use characteristics and future development potential (collectively, the General Plan Amendments); and

WHEREAS, the proposed General Plan Amendments and the adoption of the new Zoning Code and Zoning Map, repeal of the Northgate Specific Plan, and amendments to the Downtown Vallejo Specific Plan and White Slough Specific Area Plan constitute the Project; and

WHEREAS, on March 29, 2021, pursuant to Vallejo Municipal Code (VMC) Chapter

17.040.010 (C), the Planning Commission adopted Resolution of Intention No. PC 21-04A to amend the General Plan 2040 Text and Land Use Map as part of the Project; and

WHEREAS, the Planning Commission, by the adoption of Resolution No. PC 21-03, on March 29, 2021 recommended to the City Council that the City Council adopt an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program for the Project and to consider the IS/MND prior to taking any action on the Project; and

WHEREAS, on March 29, 2021, the Planning Commission held a duly noticed public hearing to consider the Project including the General Plan Amendments; and

WHEREAS, public notices for the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to March 15, 2021 and March 29, 2021 was sent to and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, all interested persons were afforded the opportunity to file written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission.

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

### **Section 1. Recitals**

The foregoing recitals are true and correct and are incorporated into the findings herein.

### **Section 2. Record**

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes, but is not limited to: (1) the Initial Study and the appendices and technical reports cited in and/or relied upon in preparing the IS/MND; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the IS/MND and the Project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the City of Vallejo General Plan and its related EIR, and the Vallejo Municipal Code; (5) all designs, plans, studies, data and correspondence submitted by the City in connection with the IS/MND and the Project; (6) all documentary and oral evidence received at public workshops, meetings, and hearings for the Project; and (7) all other matters of common knowledge to the City decision maker 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.

### **Section 3. Findings**

The Planning Commission hereby makes the following findings:

1. General Plan 2040 and the amendments set forth herein constitute a comprehensive, long-term document capable of guiding the future development of the City.
2. General Plan 2040 and the amendments set forth herein meet all the requirements for such plans as contained in the Planning and Zoning Law (Government Code, sections 65300-65303.4) and other laws, and was prepared in accordance with the requirements of Government Code Sections 65350 through 65362.
3. General Plan 2040, together with the previously adopted 2015 Housing Element, including the amendments set forth herein, contain all of the seven elements required by Section 65302 of the Government Code; land use, circulation, housing, conservation, open space, noise and safety elements. Additionally, the General Plan 2040 includes elements for community health, arts and culture, historic resources, and economic development element.
4. Consistent with California Government Code §66300, the actions specifically defined in Exhibit A and B to this Resolution, do not result in an overall reduction of housing opportunities or intensity so that there would be a net loss in residential development capacity in Vallejo. These actions allow residential use in areas not originally envisioned for housing and may also facilitate the production of affordable housing. The facts supporting these findings are provided below.

#### **A. General Plan Text Amendments**

1. The General Plan text amendments to reduce the lower density range for the District North Gateway, Business/Limited Residential, Central Corridor, and Neighborhood Corridor Land Use Designations do not change the maximum residential density allowed; therefore, there is no net loss in residential development capacity.
2. The General Plan text amendment to allow residential development in the Retail Entertainment Land Use Designation increases the residential development potential in all areas with this designation.
3. The General Plan text amendment to allow live/work in the Light Industrial Land Use Designation allows residential use as an accessory to commercial or industrial use. This designation did not include residential use, and live/work is not considered as a residential use type; therefore, no net loss would result from this change.

#### **B. General Plan Land Use Map Amendments**

##### Area 1: Waterfront PDMP

The General Plan Land Use Map for six parcels in this area is adjusted for consistency with the Waterfront and Vallejo Station Planned Development Master Plan boundaries. Accordingly, this change has no effect on residential development capacity.

##### Areas 2 and 3: Broadway South

The General Plan Land Use Map for a total of 29 parcels in this area is corrected to reflect the existing land use pattern that includes a mix of uses including multi-

family residential and neighborhood services. This change increases the residential capacity in this area to 30 units per acre, an increase from nine units per acre for properties designated as Primarily Single-family, and an increase from 25 units per acre for properties designated as Mix of Housing Types/Medium Residential Density. This provides an overall increase in residential development capacity by 37 units.

Area 4: Sutter Tennessee

The General Plan Land Use Map for four parcels in this area is corrected to reflect the existing land use pattern that includes residential use rather than commercial. While the residential capacity is reduced by two units, the increase in Area 2 and Area 8 results in no net loss.

Area 5: I-80/Georgia Street

This area contains 14 parcels owned by the City of Vallejo and the California State Department of Transportation along the Interstate 80 freeway. The General Plan Land Use Map is corrected to re-designate the parcels from private to public use. Accordingly, a residential land use designation is not appropriate.

Area 6: Amador/Solano

The General Plan land use designation of Neighborhood Corridor for this one parcel is corrected to reflect the existing and surrounding land use pattern of Mix of Housing Types. The residential development density would be decreased from 16 to 30 units per acre to a maximum of 25 units per acre, a reduction of two units. However, given the increase in density capacity in Area 2, no net loss would result from this change.

Area 7: Vallejo Mobile Home Park

The General Plan Land Use Map for one parcel owned by Vallejo Mobile Home Park and two additional privately owned parcels is to correct and re-designate the properties from a Business/Limited Residential land use designation to Mix of Housing Types/Medium Density, which is consistent with other mobile home park land use designations in the City. These parcels were designated as Business/Limited Residential in error, as the current zoning for the properties is Medium Density Residential, which was also included in the certified 2015 Housing Element.

Area 8: This area is a major corridor in the City and the proposed land use change is to increase the opportunity for redevelopment of the affected parcels with multi-family and neighborhood serving uses. This amendment increases the residential density capacity by 165 units.

**C. Internal Consistency**

The proposed amendments identified in Exhibits A and B are internally consistent with the General Plan as set forth in the Record.

**Section 4. Recommendation of Adoption.**

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City

Council approve the amendments to the General Plan 2040 as part of the New Zoning Code Project, as provided by Exhibits A to PC 21-04 and B to PC 21-04 attached to this Resolution.

**II. VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 29th day of March 2021 by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

NEW ZONING CODE UPDATED GENERAL PLAN TEXT AMENDMENTS

Underlined/Bold: New Text

~~Strike-out~~ : Deleted Text

	TOPIC	REASON FOR CHANGE	PAGE NO.	PROPOSED AMENDMENT
1.	<p><b>Retail/Entertainment Land Use Designation</b> Add multi-family residential as a permitted use and density range.</p>	<p>The inclusion of residential activity in this land use category supports General Plan Policy NBE-2.8 to target vacant and underutilized sites with compatible development, and Housing Element Programs A2.1.1 and H4.1.1 that encourage the expansion of opportunities for residential and mixed-use development as well as a variety of housing types.</p>	2-21	<p>The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, <u><b>mixed-use with housing, medium and high-density housing</b></u> personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5, <u><b>with a residential density of 18 to 50 dwelling units per acre.</b></u></p>
2.	<p><b>Business/Limited Industrial Land Use Designation</b> Add live/work as a permitted use.</p>	<p>The addition of live/work uses supports the General Plan and Housing Element goal to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers.</p>	2-21	<p>The B/LI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR) uses. Some light industrial and similar uses may include exterior storage areas. Professional office <u><b>and live/work</b></u> uses can also be accommodated in this designation. Secondary and accessory uses such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses are also</p>

				encouraged. The maximum permitted FAR in the BLI designation is 2.5.
3.	<b>District – North Gateway (D-NG)</b> Revise the density range.	The proposed change in the minimum residential density will: <ul style="list-style-type: none"> <li>• Allow the City to respond to the current economic cycle and market demand for multi-family attached housing, such as townhouses and low-rise multi-family housing;</li> <li>• Provide flexibility for higher density mid-rise housing, with allowed maximum residential density unchanged, when market conditions warrant; and</li> <li>• Retain higher-density housing along the City’s mixed-use corridors in support of General Plan 2040 and Housing Element policies.</li> </ul>	2-20	<b>District – North Gateway (D-NG).</b> The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of <del>30</del> <b>16</b> dwelling units per acre up to 50 dwelling units per acre.
4.	<b>Central Corridor (CC)</b> Revise the density range.	Same as above.	2-20	<b>Central Corridor (CC)</b> The residential density permitted is between <del>18</del> <b>16</b> and 50 dwelling units per acre.
5.	<b>Neighborhood Corridor (NC)</b> Revise the density range.	Same as above.	2-20	<b>Neighborhood Corridor (NC)</b> The maximum permitted FAR in the NC designation is 2.0, with minimum residential density of <del>18</del> <b>16</b> dwelling units per acre up to 30 dwelling units per acre.
6.	<b>Business/Limited Residential (B/LR)</b> Revise the density range.	Same as above.	2-21	<b>Business/Limited Residential (B/LR)</b> The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of <del>25</del> <b>16</b> dwelling units per acre up to 50 dwelling units per acre.

**NEW ZONING CODE UPDATED GENERAL PLAN MAP AMENDMENTS**

**February 18, 2021**

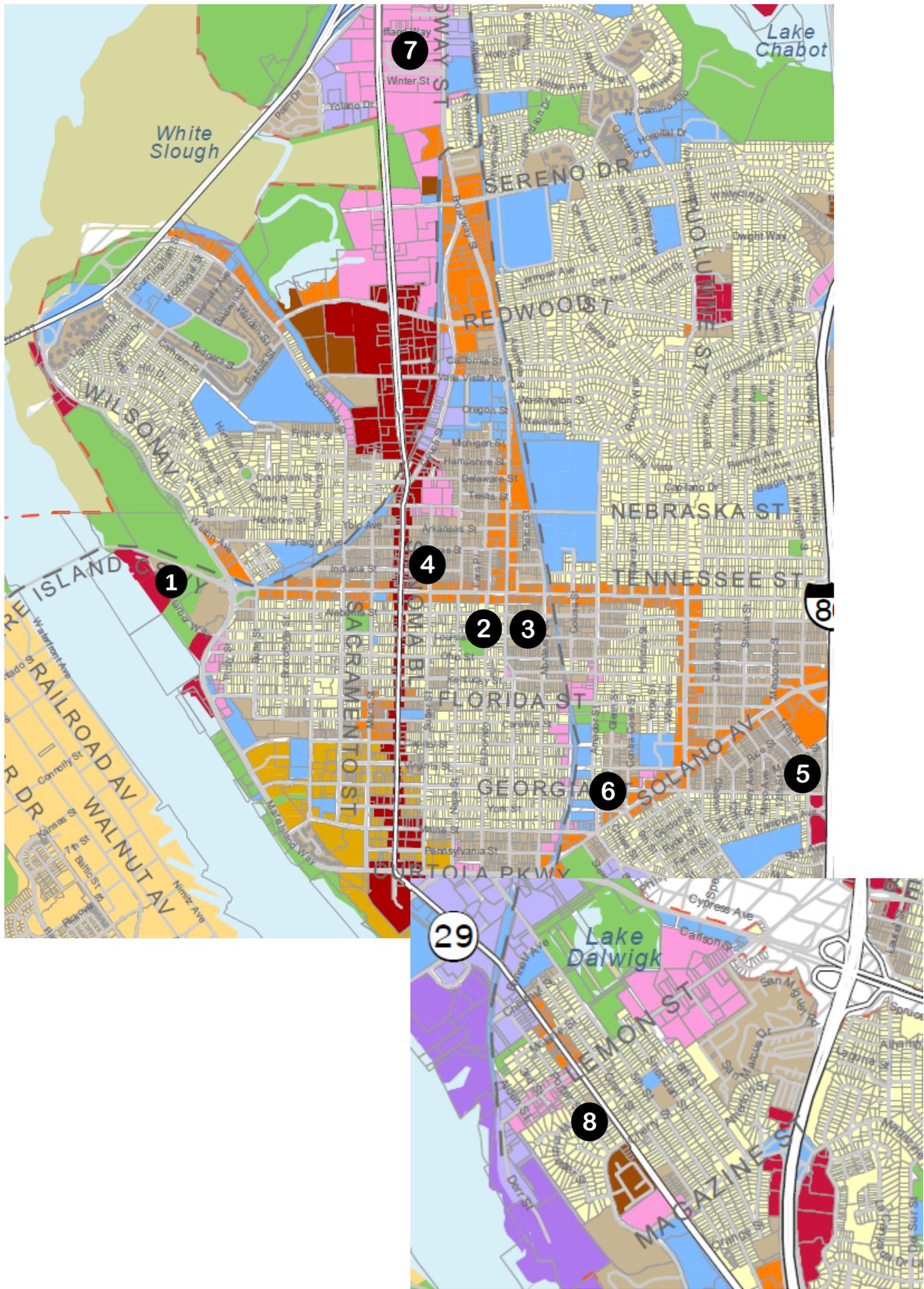
	AREA IDENTIFIER	APPROXIMATE LOCATION	GENERAL PLAN 2040 DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING DISTRICT	NUMBER OF PARCELS AFFECTED	DENSITY <sup>a</sup> CHANGES ACRES PER UNIT EXISTING / NEW	POLICY (P) OR CORRECTION (C)
1.	Waterfront PDMP	Mare Island Way, Tennessee Street, Sonoma Blvd., Curtola Parkway	Mix of Housing Types, Retail/Entertainment	District – Downtown/Waterfront, Retail/Entertainment	WMX-Waterfront Mixed-Use	12 (12.03 acres)	N/A	C
2.	Broadway South	Broadway, Tennessee Street, Florida Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	11 (1.36 acres)	9/25 (Increase)	C
3.	Broadway South	Broadway, Tennessee Street, Florida Street	Mix of Housing Types	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	18 (3.31 acres)	25/16 to 50 (Increase)	C
4.	Sutter/Tennessee	Sutter Street, Reo Alley	Neighborhood Corridor	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	4 (0.31 acres)	16 to 50/25 (Reduction)	C
5.	I-80 Georgia West	Curry Street, Madigan, Georgia Street, I-80	Mix of Housing Types	Public Facilities	RMD-Residential Medium Density	13 (0.97 acres)	16 to 50/25 (Reduction)	C
6.	Amador/Solano	Amador Street, Solano Avenue, York Street	Neighborhood Corridor	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	1 (0.37 acres)	16 to 50/25 (Reduction)	C
7.	Vallejo Mobile Home Park	Sonoma, Sharon Street, Broadway, Ifland Way	Business/Limited Residential	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	3 (14.36 acres)	16 to 50/25 (Reduction)	C
8.	Sonoma South	Sonoma, Lemon Street, Magazine Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	43 (7.87 acres)	9/16 to 50 (Increase)	P

Note:

a. Density change includes proposed revision in density range.

NEW ZONING CODE GENERAL PLAN MAP AMENDMENT LOCATIONS

Map locations and boundaries are approximate.



# 1 WATERFRONT PDMP

**Existing:** Mix of Housing Types/Medium Density; Parks, Recreation & Open Space; and Retail/Entertainment

**Proposed:** District - Downtown/Waterfront ■ and Retail/Entertainment ■



# 2 BROADWAY SOUTH

**Existing:** Primarily Single-Family and Mix of Housing Types/Medium Density

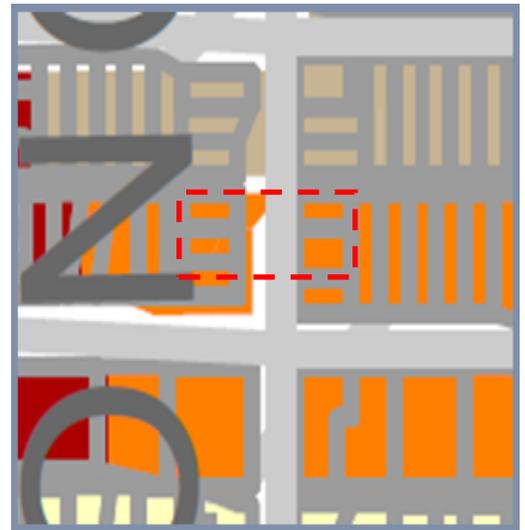
**Proposed:** Neighborhood Corridor



**4** SUTTER/TENNESSEE

**Existing:** Neighborhood Corridor

**Proposed:** Mix of Housing Types/Medium Density



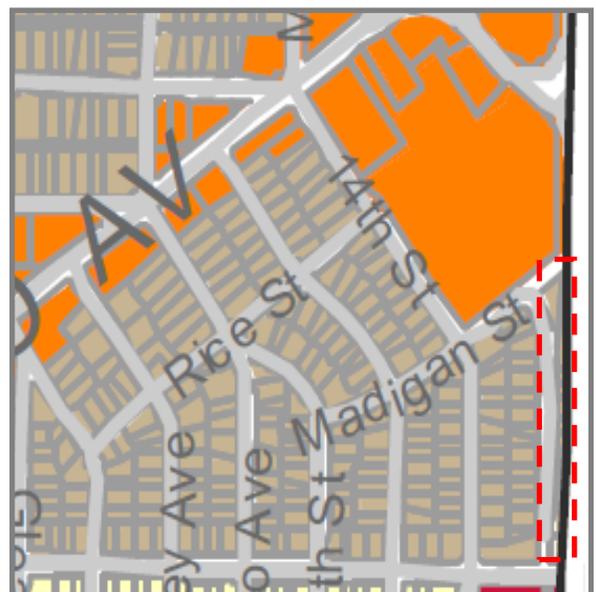
**5** I-80 GEORGIA WEST

**Existing:**

Mix of Housing Types/Medium Density

**Proposed:**

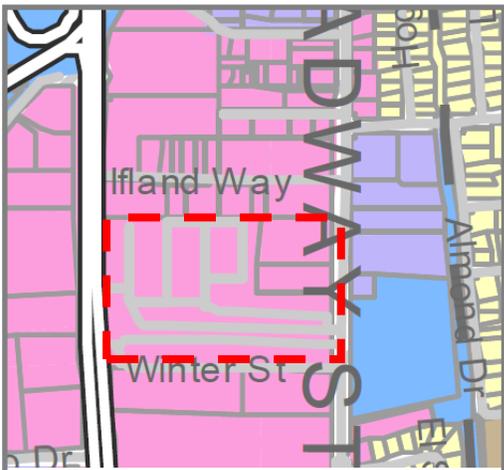
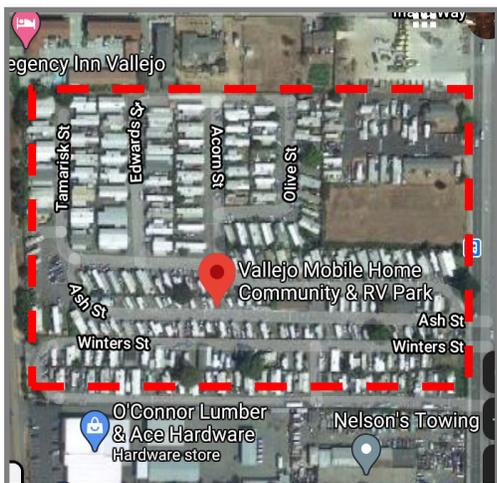
Public Facilities



**6** AMADOR/SOLANO  
**Existing:** Neighborhood Corridor  
**Proposed:** Mix of Housing Types/Medium Density



**7** VALLEJO MOBILE HOME PARK  
**Existing:** Business/Limited Residential  
**Proposed:** Mixed of Housing Types/Medium Density



**8 SONOMA SOUTH**

**Existing:** Primarily Single-Family

**Proposed:** Neighborhood Corridor



**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-05A**

**A RESOLUTION OF INTENT TO  
REPEAL THE NORTHGATE SPECIFIC PLAN/MASTER PLAN AND  
PLANNED UNIT DEVELOPMENT 575 AND 582  
AS PART OF THE NEW ZONING CODE PROJECT**

\*\*\*\*\*

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

WHEREAS, the General Plan 2040 acknowledges that Vallejo's strategic location and transportation connections led to the adoption of long-range plans for key areas including the Northgate Specific Plan/Master Plan, which also serves as the Planned Development Master Plan (Master Plan) for the area; and

WHEREAS, the General Plan 2040 anticipated that due to near buildout of the Northgate Specific Plan/Master Plan area, both the land use regulations and development standards for the area would be provided in the New Zoning Code based on the General Plan land use designations; and

WHEREAS, the boundaries of the Northgate Specific Plan also include the Northeast Quadrant Gateway, which is subject to separate development and guidelines adopted by Planned Unit Development (PUD) #575 and #582; and

WHEREAS, in February 2019, the City initiated a comprehensive update of Title 16 (Zoning Code) of the Vallejo Municipal Code and update to the Zoning Map as part of the New Zoning Code Project to implement the General Plan 2040; and

WHEREAS, given that the goals and objectives for the Northgate Specific Plan can be achieved through the newer regulations and standards provided in the New Code, Staff proposes to repeal the Northgate Specific Plan/Master Plan as part of the New Zoning Code Project allowing the New Zoning Code to be the sole resource for land use regulations and development standards for the Northgate Specific Plan Area; and

WHEREAS, a resolution of intention is only a precursor to the possible repeal of the Northgate Specific Plan and PUD #575 and #582, and therefore it is an action which may not cause either a direct physical change in the environment or a reasonable foreseeable indirect physical change in the environment, and are therefore not 'projects' within the meaning of California Environmental Quality Act (CEQA) Guidelines 21065.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission that pursuant to Vallejo Municipal Code Section 17.04.060, hereby directs Staff to prepare an

ordinance to repeal the Northgate Specific Plan and PUB #575 and #582 as part of the New Zoning Code Project.

BE IT FURTHER RESOLVED, that the City hereby declares its intent to repeal the Northgate Specific Plan, and PUD #575 and PUD #582 to accommodate this request and to forward the proposed repeal from the Planning Commission recommendation thereon to the City Council for adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 29th day of March 2021 by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-05**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL  
ADOPT AN ORDINANCE TO REPEAL THE NORTHGATE SPECIFIC  
PLAN/MASTER PLAN AND PLANNED UNIT DEVELOPMENT 575  
AND 582 AS PART OF THE NEW ZONING CODE PROJECT**

\*\*\*\*\*

**I. GENERAL FINDINGS**

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

WHEREAS, the City Council amended the General Plan 2040 in November 2017, July 2018, and January 2020; and

WHEREAS, based on the analysis conducted for the new Zoning Code, Staff proposed to in addition to adopting the comprehensive new Zoning Code, amend the General Plan to (1) reduce the residential densities in the four commercial and mixed use land use designations; (2) allow residential use in additional areas to achieve the housing goals; and (3) amend the General Plan 2040 Land Use Map to correct errors and re-designate parcels to more closely align with their existing land use characteristics and future development potential (collectively, the General Plan Amendments); and

WHEREAS, as noted below, additional actions were noted as being necessary to effectuate General Plan 2040 and the new Zoning Code, including Amendments to the Downtown Vallejo Specific Plan and White Slough Specific Area Plan, and which together with the General Plan Amendments and the adoption of the Zoning Code and Zoning Map constitute the Project; and

WHEREAS, the General Plan 2040 acknowledges that Vallejo's strategic location and transportation connections led to the adoption of long-range plans for key areas including the Northgate Specific Plan, which also serves as the Planned Development Master Plan (Master Plan) for the area; and

WHEREAS, the General Plan 2040 anticipated that due to near buildout of the Northgate Specific Plan/Master Plan area, both the land use regulations and development standards for the area would be provided in the New Zoning Code based on the General Plan land use designations; and

WHEREAS, the boundaries of the Northgate Specific Plan also include the Northeast Quadrant Gateway, which is subject to separate development and guidelines adopted by Planned Unit Development (PUD) # 575 and #582; and

WHEREAS, given that the goals and objectives for the Northgate Specific Plan and PUD #575 and #582 can be achieved through the newer regulations and standards

provided in the new comprehensive Zoning Code, Staff proposes to repeal the Northgate Specific Plan/Master Plan and PUD #575 and #582 as part of the Project allowing the New Zoning Code to be the sole resource for land use regulations and development standards for the Northgate Specific Plan Area; and

WHEREAS, on March 29, 2021, pursuant to Vallejo Municipal Code (VMC) Chapter 17.040.010 (C), the Planning Commission adopted a Resolution of Intention No. PC 21-05A to repeal the Northgate Specific Plan and PUD #575 and #582; and

WHEREAS, an Initial Study/Negative Declaration (State Clearinghouse #2021010077) has been prepared for the Project in accordance with the California Environmental Quality Act; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution No. PC 21-03 recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, on March 29, 2021, the City of Vallejo Planning Commission held a duly noticed public hearing to consider the Project which includes the repeal of the Northgate Specific Plan/Master Plan and PUD #575 and #582 as described herein; and

WHEREAS, public notices for the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to March 15, 2021 and March 29, 2021 was sent to and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, all interested persons were afforded the opportunity to file written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission.

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

### **Section 1. Recitals**

The foregoing recitals are true and correct and are incorporated into the findings herein.

### **Section 2. Record**

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes, but is not limited to: (1) the Initial Study and the appendices and technical reports cited in and/or relied upon in preparing the IS/MND; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the IS/MND and the Project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the City of Vallejo General Plan and its related EIR, and the Vallejo Municipal Code; (5) all designs, plans, studies, data and correspondence submitted by the City in connection with the IS/MND and the Project; (6) all documentary and oral evidence received at public workshops, meetings, and hearings

for the Project; and (7) all other matters of common knowledge to the City decision maker 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.

### **Section 3. Findings**

1. The proposed repeal is consistent with the Vallejo Municipal Code. The Northgate Specific Plan was adopted as the Planned Development Master Plan for the Northgate area. Planned Development Master Plans may be amended pursuant to 16.116.140 of the Vallejo Municipal Code.
2. The proposed repeal is consistent with California Government Code Section 65453 which states that a specific plan may be repealed in the same manner as it is required to be amended.
3. Planned Unit Developments #575 and #582 were incorporated as part of the Northgate Specific Plan.
4. The proposed repeal of the Northgate Specific Plan/Master Plan and PUD #575 and #582 is consistent with the General Plan. The General Plan 2040 anticipated that due to near buildout of the Northgate Specific Plan area, both the land use regulations and development standards for the area would be provided in the New Zoning Code (referred to as the Development Code in the General Plan) based on the General Plan land use designations. The New Zoning Code establishes a new zoning district, Regional Commercial, which is compatible with the General Plan land use designation for the Northgate Specific Plan area, identified as Retail/Entertainment in the General Plan Land Use Map.

### **Section 4. Recommendation of Adoption.**

BE IT FURTHER RESOLVED that the Planning Commission recommends the City Council repeal, the Northgate Specific Plan/Master Plan and Planned Unit Development #575 and #582 as provided in Exhibit A attached to this Resolution and incorporated herein by reference.

## **II. VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 29<sup>th</sup> day of March 2021 by the following vote to-wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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DIOSDADO MATULAC, CHAIRPERSON

City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**ORDINANCE NO. \_\_\_\_\_ N.C. (2d)****AN ORDINANCE OF THE CITY OF VALLEJO  
REPEALING NORTHGATE SPECIFIC PLAN/MASTER PLAN  
AND PLANNED UNIT DEVELOPMENT 575 AND 582  
AS PART OF THE NEW ZONING CODE PROJECT**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1: Recitals

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

WHEREAS, the City Council amended the General Plan 2040 in November 2017, July 2018, and January 2020; and

WHEREAS, based on the analysis conducted for the new Zoning Code, Staff proposed to in addition to adopting the comprehensive new Zoning Code, amend the General Plan to (1) reduce the residential densities in the four commercial and mixed use land use designations; (2) allow residential use in additional areas to achieve the housing goals; and (3) amend the General Plan 2040 Land Use Map to correct errors and re-designate parcels to more closely align with their existing land use characteristics and future development potential (collectively, the General Plan Amendments); and

WHEREAS, as noted below, additional actions were noted as being necessary to effectuate General Plan 2040 and the new Zoning Code, including Amendments to the Downtown Vallejo Specific Plan and White Slough Specific Area Plan, and which together with the General Plan Amendments and the adoption of the Zoning Code and Zoning Map constitute the Project; and

WHEREAS, the General Plan 2040 acknowledges that Vallejo's strategic location and transportation connections led to the adoption of long-range plans for key areas including the Northgate Specific Plan, which also serves as the Planned Development Master Plan (Master Plan) for the area; and

WHEREAS, the General Plan 2040 anticipated that due to near buildout of the Northgate Specific Plan/Master Plan area, both the land use regulations and development standards for the area would be provided in the New Zoning Code based on the General Plan land use designations; and

WHEREAS, the boundaries of the Northgate Specific Plan also include the Northeast Quadrant Gateway, which is subject to separate development and guidelines adopted by Planned Unit Development (PUD) # 575 and #582; and

WHEREAS, given that the goals and objectives for the Northgate Specific Plan and PUD #575 and #582 can be achieved through the newer regulations and standards provided in the new comprehensive Zoning Code, Staff proposes to repeal the Northgate Specific Plan/Master Plan

and PUD #575 and #582 as part of the Project allowing the New Zoning Code to be the sole resource for land use regulations and development standards for the Northgate Specific Plan Area; and

WHEREAS, on March 29, 2021, pursuant to Vallejo Municipal Code (VMC) Chapter 17.040.010 (C), the Planning Commission adopted a Resolution of Intention No. PC 21-05A to repeal the Northgate Specific Plan and PUD #575 and #582; and

WHEREAS, an Initial Study/Negative Declaration (State Clearinghouse #2021010077) has been prepared for the Project in accordance with the California Environmental Quality Act; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution No. PC 21-03 recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the Record of Proceedings ("Record") upon which the decision making body herein bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Zoning Code Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Final EIR prepared for General Plan 2040 and its implementing ordinances; (4) all documentary and oral evidence received during community open houses, Planning Commission Study Session and hearings or submitted to the City relating to the New Zoning Code Project; (5) all other matters of common knowledge to the decision making body 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; and

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_ adopting the Initial Study/Mitigated Negative Declaration for the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_ to adopt Amendments to the General Plan Text and Land Use Map as part of the New Zoning Code Project.

#### SECTION 2: Repeal of Northgate Specific Plan.

As of the effective date of this ordinance, the Northgate Specific Plan is repealed in its entirety as part of the New Zoning Code Project, and the New Zoning Code shall serve as sole resource for land use regulations and development standards for the Northgate Specific Plan Area.

#### SECTION 3: Repeal of Planned Unit Development #575 and #582.

As of the effective date of this ordinance, Planned Unit Development 575 and 582 are hereby repealed in their entirety as part of the New Zoning Code Project and the New Zoning Code shall serve as sole resource for land use regulations and development standards for the Northgate Specific Plan.

#### SECTION 4: Findings.

1. The proposed repeal is consistent with the Vallejo Municipal Code. The Northgate Specific Plan was adopted as the Planned Development Master Plan for the Northgate area. Planned Development Master Plans may be amended pursuant to 16.116.140 of the Vallejo Municipal Code.
2. The proposed repeal is consistent with California Government Code Section 65453 which states that a specific plan may be repealed in the same manner as it is required to be amended.
4. Planned Unit Developments #575 and #582 were incorporated as part of the Northgate Specific Plan.
5. The proposed repeal of the Northgate Specific Plan/Master Plan and PUD #575 and #582 is consistent with the General Plan. The General Plan 2040 anticipated that due to near buildout of the Northgate Specific Plan area, both the land use regulations and development standards for the area would be provided in the New Zoning Code (referred to as the Development Code in the General Plan) based on the General Plan land use designations. The New Zoning Code establishes a new zoning district, Regional Commercial, which is compatible with the General Plan land use designation for the Northgate\_Specific Plan area, identified as Retail/Entertainment in the General Plan Land Use Map.

SECTION 5: Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

SECTION 6: Adoption of the Northgate Specific Plan Amendments

Based on the findings set forth herein and the Record as a whole, the City Council hereby adopts amendments to the Northgate Specific Plan provided herein.

SECTION 7: Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 8: Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-06A**

**A RESOLUTION OF THE PLANNING COMMISSION EXPRESSING INTENT TO FORWARD RECOMMENDATIONS TO AMEND THE DOWNTOWN VALLEJO SPECIFIC PLAN/MASTER PLAN AND WHITE SLOUGH SPECIFIC AREA PLAN/MASTER PLAN AS PART OF THE NEW ZONING CODE PROJECT**

\*\*\*\*\*

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

WHEREAS, Staff has completed a comprehensive update to Zoning Code, Title 16 of the Vallejo Municipal Code referred to herein as the "New Zoning Code Project" to implement General Plan 2040; and

WHEREAS, General Plan 2040 anticipated that land use regulations and development standards for the Downtown Vallejo Specific Plan, White Slough Specific Area Plan, and Northgate Specific Plan would be incorporated as part of the New Zoning Code; and

WHEREAS, Staff has determined that in order to provide a broader, more flexible range of land uses and objective development standards, as well as position Vallejo to be more competitive in the market place and responsive to current market conditions, amendments to the Downtown Vallejo Specific Plan/Master Plan and White Slough Specific Area Plan/Master Plan should be part of the New Zoning Code Project; and

WHEREAS, a resolution of intention is only a precursor to the possible adoption of amendments, and repeal, and therefore it is an action which may not cause either a direct physical change in the environment or a reasonable foreseeable indirect physical change in the environment, and are therefore not 'projects' within the meaning of California Environmental Quality Act (CEQA) Guidelines 21065.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission, pursuant to Vallejo Municipal Code Section 17.04.060, hereby directs Staff to prepare amendments to the Downtown Vallejo Specific Plan/Master Plan and White Slough Specific Area Plan/Master Plan as part of the New Zoning Code Project, and to forward the proposed amendments to City Council for adoption.

BE IT FURTHER RESOLVED, that the City hereby declares its intention to amend the Downtown Vallejo Specific Plan/Master Plan and the White Slough Specific Area Plan/Master Plan and to accommodate this request.

ADOPTED by the Planning Commission of the City of Vallejo at a regular meeting held on March 29, 2021 by the following vote:

AYES:

NOES:  
ABSTAIN:  
ABSENT:

---

DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-06**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT  
ORDINANCES TO AMEND THE DOWNTOWN VALLEJO SPECIFIC PLAN/MASTER  
PLAN AND WHITE SLOUGH SPECIFIC AREA PLAN/MASTER PLAN  
AS PART OF THE NEW ZONING CODE PROJECT**

\*\*\*\*\*

**I. GENERAL FINDINGS**

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

WHEREAS, the City Council amended the General Plan 2040 in November 2017, July 2018, and January 2020; and

WHEREAS, based on the analysis conducted for the new Zoning Code, the General Plan shall be amended to (1) modify the residential densities in the four commercial and mixed use land use designations; (2) allow residential use in additional areas to achieve the housing goals; and (3) amend the General Plan 2040 Land Use Map to correct errors and re-designate parcels to more closely align with their existing land use characteristics and future development potential (collectively, the General Plan Amendments); and

WHEREAS, as noted below, additional actions were noted as being necessary to effectuate General Plan 2040 and the new Zoning Code, including amendments to the and repeal of the Northgate Specific Plan and Planned Unit Development #575 and #582, which together with the General Plan Amendments and the adoption of the Zoning Code constitute the Project;

WHEREAS, the General Plan 2040 acknowledges that Vallejo's strategic location and transportation connections led to the adoption of long-range plans for key areas including the Downtown Vallejo Specific Plan and White Slough Specific Area Plan, which also serve as the Planned Development Master Plan (Master Plan) for those areas, respectively; and

WHEREAS, the General Plan 2040 anticipated that development standards for the Downtown Vallejo Specific Plan/Master Plan and the land use regulations in the White Slough Specific Area Plan/Master Plan would be provided in the New Zoning Code; and

WHEREAS, both the Downtown Vallejo Specific Plan/Master Plan and White Slough Specific Area Plan/Master Plan provide unique policies, goals, and objectives as well as specific planning standards and regulations for land within their plan boundaries that remain relevant; and

WHEREAS, in order to provide a broader, more flexible range of land uses and implement objective development standards that could position Vallejo to be more competitive in the market place, Staff proposes to amend the Downtown Specific

Plan/Master Plan and White Slough Specific Area Plan/Master Plan by removing the land use regulations and selective development standards and referencing the New Zoning Code; and

WHEREAS, the proposed Specific Plan amendments will eliminate confusion, redundancy, and potential conflicts with the New Zoning Code; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution of Intention No. 21-06A directing staff to prepare amendments to the Downtown Vallejo Specific Plan/Master Plan and the White Slough Specific Area Plan/Master Plan; and

WHEREAS, the Planning Commission, by the adoption of Resolution No. PC 21-03, on March 29, 2021 recommended to the City Council that the City Council approve an Initial Study/Mitigated Negative Declaration (IS/MND) for the Project and to consider the IS/MND prior to taking any action on the Project; and

WHEREAS, on March 29, 2021, the Planning Commission held a duly noticed public hearing to consider the Project; and

WHEREAS, public notices for the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to March 15, 2021 and March 29, 2021 was sent to and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, all interested persons were afforded the opportunity to file written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission.

NOW THEREFORE, BE IT RESOLVED, that, based on the facts and findings set forth herein and the Record as a whole, the Planning Commission hereby finds and resolves as follows:

**Section 1. Recitals**

The foregoing recitals are true and correct and are incorporated into the findings herein.

**Section 2. Record**

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes, but is not limited to: (1) the Initial Study and the appendices and technical reports cited in and/or relied upon in preparing the IS/MND, (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the IS/MND and the Project, (3) the evidence, facts, findings and other determinations set forth in this resolution, (4) the City of Vallejo General Plan and its related EIR, and the Vallejo Municipal Code, (5) all designs, plans, studies, data and correspondence submitted by the City in connection with the IS/MND and the Project, (6) all documentary and oral evidence received at public workshops, meetings, and hearings, the Project, (7) all other matters of common knowledge to the City decision maker 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.

### **Section 3. Findings**

1. The proposed amendments are consistent with the Vallejo Municipal Code. The Downtown Specific Plan is also the Planned Development Master Plan for the downtown area and the White Slough Specific Plan is also the Planned Development Master Plan for the White Slough area. Planned Development Master Plans may be amended pursuant to 16.116.140 of the Vallejo Municipal Code.
2. The proposed amendment to the Downtown Vallejo Specific Plan/Master Plan is consistent with the Vallejo General Plan. The General Plan 2040 did not propose any significant changes to the Specific Plan and anticipated that the policies would continue implementation of the Specific Plan, except for development standards, which will be removed from the Specific Plan and addressed by the City's New Zoning Code (referred to as the Development Code in General Plan 2040). The land use regulations in the New Zoning Code will also implement the Specific Plan policies by providing a broader range of land uses, the land use regulations in the New Zoning Code, specifically the Downtown Mixed Use zoning district, and will also be applied to the Downtown Vallejo Specific Plan. This zoning district is consistent with the Downtown/Waterfront General Plan Land Use Designation for the area and implements the General Plan goal to foster a mix of uses that encourage people to live, work, play, and shop in close proximity.
3. The proposed amendment to the White Slough Specific Area Plan/Master Plan is consistent with the Vallejo General Plan. The General Plan 2040 did not propose any significant changes to the Specific Plan, and anticipated that the policies would continue implementation of the Specific Plan, except for land use policies and corresponding development standards for commercial and residential development, which would be removed from the Specific Plan and addressed by the City's General Plan and New Zoning Code (Development Code). The land use regulations provided in the Central Corridor Commercial zoning district in the New Zoning Code are compatible with the Central Corridor General Plan Land Use designation, which is the predominate land use designation for the area. The Central Corridor Commercial zoning district also allows more residential density which supports the Housing Element Program A 4.1.1 to 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 to create more development opportunities for housing.

### **Section 4 Recommendation of Adoption of Amendments to the Downtown Vallejo Specific Plan/Master Plan and the White Slough Specific Area Plan/Master Plan**

BE FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council approve SPA #21-0002 and adopt an Ordinance amending the Downtown

Vallejo Specific Plan/Master Plan, as set forth in Exhibit A, attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council approve SPA #21-0003 and adopt an Ordinance amending the White Slough Specific Area Plan/Master Plan as set forth in Exhibit B, attached hereto and incorporated herein by reference.

**II. VOTE**

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

\_\_\_\_\_  
CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**ORDINANCE NO. 1659 N.C. (2d)**

AN ORDINANCE OF THE CITY OF VALLEJO AMENDING  
THE DOWNTOWN VALLEJO SPECIFIC PLAN/MASTER PLAN  
AS PART OF THE NEW ZONING CODE PROJECT

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

Based on the findings herein as stated in Resolution No. PC 21-06, the City Council hereby adopts the following amendments to the Downtown Vallejo Specific Plan/ Master Plan as part of the New Zoning Code Project.

**SECTION 1: Recitals.**

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

WHEREAS, the City Council amended the General Plan 2040 in November 2017, July 2018, and January 2020; and

WHEREAS, based on the analysis conducted for the new Zoning Code, Staff proposed to in addition to adopting the comprehensive new Zoning Code, amend the General Plan to (1) reduce the residential densities in the four commercial and mixed use land use designations; (2) allow residential use in additional areas to achieve the housing goals; and (3) amend the General Plan 2040 Land Use Map to correct errors and re-designate parcels to more closely align with their existing land use characteristics and future development potential (collectively, the General Plan Amendments); and

WHEREAS, as noted below, additional actions were noted as being necessary to effectuate General Plan 2040 and the new Zoning Code, including amendments to the and repeal of the Northgate Specific Plan and Planned Unit Development #575 and #582, which together with the General Plan Amendments and the adoption of the Zoning Code constitute the Project;

WHEREAS, the General Plan 2040 acknowledges that Vallejo's strategic location and transportation connections led to the adoption of long-range plans for key areas including the Downtown Vallejo Specific Plan and White Slough Specific Area Plan, which also serve as the Planned Development Master Plan (Master Plan) for those areas, respectively; and

WHEREAS, the General Plan 2040 anticipated that development standards for the Downtown Vallejo Specific Plan/Master Plan and the land use regulations in the White Slough Specific Area Plan/Master Plan would be provided in the New Zoning Code; and

WHEREAS, both the Downtown Vallejo Specific Plan/Master Plan and White Slough Specific Area Plan/Master Plan provide unique policies, goals, and objectives as well as specific planning standards and regulations for land within their plan boundaries that remain relevant; and

WHEREAS, in order to provide a broader, more flexible range of land uses and implement objective development standards that could position Vallejo to be more competitive in the market place, Staff proposes to amend the Downtown Specific Plan/Master Plan and White

Slough Specific Area Plan/Master Plan by removing the land use regulations and selective development standards and referencing the New Zoning Code; and

WHEREAS, the proposed Specific Plan amendments will eliminate confusion, redundancy, and potential conflicts with the New Zoning Code; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution of Intention No. 21-06A directing staff to prepare amendments to the Downtown Vallejo Specific Plan/Master Plan and the White Slough Specific Area Plan/Master Plan; and

WHEREAS, the Planning Commission, by the adoption of Resolution No. PC 21-03, on March 29, 2021 recommended to the City Council that the City Council approve an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program for the Project and to consider the IS/MND prior to taking any action on the Project; and

WHEREAS, on March 29, 2021, the Planning Commission held a duly noticed public hearing to consider the Project; and

WHEREAS, public notices for the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to March 15, 2021 and March 29, 2021 was sent to and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, all interested persons were afforded the opportunity to file written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission.

WHEREAS, on \_\_\_\_\_, the City Council held a duly noticed public hearing to consider the New Zoning Code Project, and

WHEREAS, all interested persons filed written comments with the City of Vallejo City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council; and

WHEREAS, the Record of Proceedings ("Record") upon which the decision making body herein bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Zoning Code Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Final EIR prepared for General Plan 2040 and its implementing ordinances; (4) all documentary and oral evidence received during community open houses, Planning Commission Study Session and hearings or submitted to the City relating to the New Zoning Code Project; (5) all other matters of common knowledge to the decision making body 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.

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_\_ adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No.\_\_\_\_ to adopt Amendments to the General Plan Text and Land Use Map as part of the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted an Ordinance approving the Repeal of the Northgate Specific Plan and Planned Development Unit Plan #575 and #582 as part of the New Zoning Code Project.

**SECTION 2.** Downtown Vallejo Specific Plan Amendments. New text shown in **bold underline**, deleted text in ~~strike through~~;

A. Chapter 8, Land Use Regulations is hereby amended as follows:

#### INTRODUCTION

**Title 16 of the Vallejo Municipal Code (Zoning Code) shall be used to regulate all land uses within the Specific Plan area, unless stated herein.** ~~The Downtown Vallejo Specific Plan serves as the “zoning ordinance” for the Plan area. Accordingly, this chapter sets forth the land use regulations for the Plan area, which are unique to Downtown. The provisions of this chapter shall be used by the City to regulate all land uses within the Specific Plan area.~~

~~The regulations in this chapter are intended to promote land uses that are desirable and promote the goals and policies of the Specific Plan. Land uses that are in conflict with and in existence at the time of adoption of this Specific Plan the Zoning Code are permitted to continue as legal nonconforming uses consistent with the provision of the Vallejo Municipal Code Chapter 16.78-16.104.~~

B. The following sections of Chapter 8, Land Use Regulations are hereby removed:

1. General Land Use Provisions
2. Interim Land Use Provisions
3. Figure 8.2 Interim Zoning Map
4. Table 8.1, Permitted and Conditional Land Uses
5. Special Land Use Provisions
6. Definitions for Unique Land Use Classifications

C. Chapter 9, Development Standards is hereby amended as follows:

#### INTRODUCTION

The purpose of the Development Standards is to guide future development in Downtown so that it is consistent with the vision and goals for the area as detailed in the Specific Plan. **Unless provided herein,** the Development Standards for Plan area **shall comply with Title 16 of the Vallejo Municipal Code.** ~~establish the appropriate building intensities and other requirements that are specific to~~

~~Downtown. More importantly, these **The** Standards are intended to encourage high quality development while providing the framework for creative designs.~~

## **USE OF DEVELOPMENT STANDARDS**

~~Downtown Vallejo is envisioned to include a wide range of uses and to encourage mixed use buildings which contribute to a lively urban environment. These standards are designed to promote mixed use buildings where the first floor uses are those that contribute to an active street environment and the upper floors have the flexibility of including a wider range of uses. The land uses allowed in each of the Downtown districts is listed in detail in Chapter 8: Land Use Regulations.~~

~~This chapter contains standards and regulations that are mandatory for all development within the Specific Plan area that require discretionary approval. All projects , proposed within the Specific Plan that shall require the appropriate decision-making body to make the following finding:~~

~~“The proposed project meets the goals and policies of the Downtown Vallejo Specific Plan, including the intent of the Downtown Vallejo Design Guidelines.”~~

## **RELATIONSHIP TO DESIGN GUIDELINES**

~~In addition to the Development Standards included in this chapter, a **A** comprehensive set of design guidelines - Downtown Vallejo Design Guidelines – were adopted for the Specific Plan area. The Development Standards **for the Specific Plan Area** are included in this chapter **and provided in Title 16 of the Vallejo Municipal Code and** should be used in conjunction with the Design Guidelines. While the Design Guidelines are interpretive and allow some level of discretion, they have stated objectives that provide the basis for project approval. Specific references to Design Guidelines are included here for standards relating to building heights and parking where the standard must be considered in conjunction with the Design Guidelines. Both the Development Standards and the Design Guidelines indicate the minimum requirements. Compliance with the Development Standards Design Guidelines does not automatically guarantee project approval.~~

D. The following sections of Chapter 9, Development Standards are hereby removed:

1. Relationship to Other Documents
2. Development Standards

3. Interpretation of Development Standards
4. Exceptions to Development Standards
5. Outdoor Dining Performance Standards
6. Development Standards for Fast food/Take-out
7. Outdoor Display
8. Live-Work Performance Standards
9. Review Authority
10. Noticing Procedures

E. Chapter 9, Development Standards is hereby amended as follows:

#### **REQUIRED APPROVALS**

This section is removed and replaced as follows:

#### **All approvals shall comply with Title 16 of the Vallejo Municipal Code (Zoning Code).**

#### **SECTION 3. Findings**

1. The proposed amendments are consistent with the Vallejo Municipal Code. The Downtown Specific Plan is also the Planned Development Master Plan for the downtown area. Planned Development Master Plans may be amended pursuant to 16.116.140 of the Vallejo Municipal Code.
2. The proposed amendment to the Downtown Vallejo Specific Plan/Master Plan is consistent with the Vallejo General Plan. The General Plan 2040 did not propose any significant changes to the Specific Plan and anticipated that the policies would continue implementation of the Specific Plan, except for development standards, which will be removed from the Specific Plan and addressed by the City's New Zoning Code (referred to as the Development Code in General Plan 2040). The land use regulations in the New Zoning Code will also implement the Specific Plan policies by providing a broader range of land uses, the land use regulations in the New Zoning Code, specifically the Downtown Mixed Use zoning district, and will also be applied to the Downtown Vallejo Specific Plan. This zoning district is consistent with the Downtown/Waterfront General Plan Land Use Designation for the area and implements the General Plan goal to foster a mix of uses that encourage people to live, work, play, and shop in close proximity.

**SECTION 4.** Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

#### **SECTION 5. Adoption of the Downtown Specific Plan Amendments.**

Based on the findings set forth herein and the Record as a whole, the City Council hereby adopts amendments to the Downtown Specific Plan provided herein.

#### **SECTION 6. Severability.**

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or

phrases may be declared invalid. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 7: Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

**ORDINANCE NO. 1659 N.C. (2d)****AN ORDINANCE OF THE CITY OF VALLEJO AMENDING  
THE WHITE SLOUGH SPECIFIC AREA PLAN/MASTER PLAN  
AS PART OF THE NEW ZONING CODE PROJECT**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

Based on the findings as stated in Resolution No. PC 21-06, the City Council hereby adopts the following amendments to the White Slough Specific Area Plan/Master Plan as part of the New Zoning Code Project.

**SECTION 1:** Recitals.

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

WHEREAS, the City Council amended the General Plan 2040 in November 2017, July 2018, and January 2020; and

WHEREAS, based on the analysis conducted for the new Zoning Code, Staff proposed to in addition to adopting the comprehensive new Zoning Code, amend the General Plan to (1) reduce the residential densities in the four commercial and mixed use land use designations; (2) allow residential use in additional areas to achieve the housing goals; and (3) amend the General Plan 2040 Land Use Map to correct errors and re-designate parcels to more closely align with their existing land use characteristics and future development potential (collectively, the General Plan Amendments); and

WHEREAS, as noted below, additional actions were noted as being necessary to effectuate General Plan 2040 and the new Zoning Code, including amendments to the and repeal of the Northgate Specific Plan and Planned Unit Development #575 and #582, which together with the General Plan Amendments and the adoption of the Zoning Code constitute the Project;

WHEREAS, the General Plan 2040 acknowledges that Vallejo's strategic location and transportation connections led to the adoption of long-range plans for key areas including the Downtown Vallejo Specific Plan and White Slough Specific Area Plan, which also serve as the Planned Development Master Plan (Master Plan) for those areas, respectively; and

WHEREAS, the General Plan 2040 anticipated that development standards for the Downtown Vallejo Specific Plan/Master Plan and the land use regulations in the White Slough Specific Area Plan/Master Plan would be provided in the New Zoning Code; and

WHEREAS, both the Downtown Vallejo Specific Plan/Master Plan and White Slough Specific Area Plan/Master Plan provide unique policies, goals, and objectives as well as specific planning standards and regulations for land within their plan boundaries that remain relevant; and

WHEREAS, in order to provide a broader, more flexible range of land uses and implement objective development standards that could position Vallejo to be more competitive in the market place, Staff proposes to amend the Downtown Specific Plan/Master Plan and White Slough Specific Area Plan/Master Plan by removing the land use regulations and selective development standards and referencing the New Zoning Code; and

WHEREAS, the proposed Specific Plan amendments will eliminate confusion, redundancy, and potential conflicts with the New Zoning Code; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution of Intention No. 21-06A directing staff to prepare amendments to the Downtown Vallejo Specific Plan/Master Plan and the White Slough Specific Area Plan/Master Plan; and

WHEREAS, the Planning Commission, by the adoption of Resolution No. PC 21-03, on March 29, 2021 recommended to the City Council that the City Council approve an Initial Study/Mitigated Negative Declaration (IS/MND) for the Project and to consider the IS/MND prior to taking any action on the Project; and

WHEREAS, on March 29, 2021, the Planning Commission held a duly noticed public hearing to consider the Project; and

WHEREAS, public notices for the Planning Commission's hearing originally scheduled for February 24, 2021 that was continued to March 15, 2021 and March 29, 2021 was sent to and all persons requesting notice and published in the Times Herald a newspaper of local circulation on February 11, 2021; and

WHEREAS, all interested persons were afforded the opportunity to file written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission; and

WHEREAS, on \_\_\_\_\_, the City Council held a duly noticed public hearing to consider the New Zoning Code Project, and

WHEREAS, all interested persons filed written comments with the City of Vallejo City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council; and

WHEREAS, the Record of Proceedings ("Record") upon which the decision making body herein bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Zoning Code Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Final EIR prepared for General Plan 2040 and its implementing ordinances; (4) all documentary and oral evidence received during community open houses, Planning Commission Study Session and hearings or submitted to the City relating to the New Zoning Code Project; (5) all other matters of common knowledge to the decision making body 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; and

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_\_ adopting the Initial Study/Mitigated Negative Declaration for the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_\_ to adopt Amendments to the General Plan Text and Land Use Map as part of the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted an Ordinance approving the Repeal of the Northgate Specific Plan and Planned Development Unit Plan #575 and #582 as part of the New Zoning Code Project.

SECTION 2. Amendments to the White Slough Specific Area Plan. New text shown in **bold underline** deleted text in ~~strike through~~.

- A. Appendix 2, CITY OF VALLEJO ZONING STANDARDS FOR SOUTH WHITE SLOUGH, Allowed Uses is hereby removed, and replaced with the following:

**LAND USE REGULATIONS ARE SUBJECT TO TITLE 16 OF THE VALLEJO MUNICIPAL CODE (ZONING CODE).**

- B. Development Standards is hereby amended as follows:

### **DEVELOPMENT STANDARDS**

Properties Adjacent to South White Slough and East Lagoon

The intent of the design standards would insure that new development and rehabilitation projects enhance the environment of this area including Austin Creek. The standards would insure a well-designed and complementary background for the natural habitat.

- o Site Organization

Buildings shall be sited to take advantage of their proximity to the water by such techniques as making sure the back of the building and/or the service area is not facing the water. On larger sites with multiple buildings, the structures shall be clustered around "public" spaces, such as landscaped areas and pedestrian plazas, that visually and physically open up to the water.

Buildings shall be sited to place parking, service, and loading areas away from the water. If this is not feasible due to site constraints, then landscaped berms and/or walls and fencing shall screen the parking areas from the water.

The maximum floor area ratio (FAR) for non-residential uses shall comply with the FAR for the respective zoning district in which the property is located, is 0.25. However, property aggregation is encouraged, and higher FAR's will be permitted for projects where aggregation occurs.

For residential uses, the maximum density shall comply with the maximum density for the respective zoning district in which the property is located, is 20 units per gross acre.

At a minimum, there shall be a 25-foot access and landscape easement from the point of highest tide inward or the designated edge of the water.

o Architectural

~~Architectural style shall be contemporary. Thematic or trademark architecture is prohibited.~~

Buildings shall be designed to take advantage of their proximity to the water by such techniques as placing windows, terraces, entry ways on the water side. For multi-storied buildings, terracing of floors shall be used to help reduce the perceived size and mass of the buildings. Large, blank walls shall be avoided. Instead, offsets, varied wall materials and colors and other details shall be used to visually break up wall surfaces.

~~Building colors shall be neutral in color. However, accent colors are acceptable if they are secondary (10 percent of the total exterior wall area) to the overall color scheme.~~ The use of reflective glass or reflective metal surfaces on the water side of buildings is prohibited.

Maximum building height within 50 feet from the point of highest tidal action or the designated edge of the water shall be 35 feet. Outside this 50-foot band, the maximum building height shall shall comply with the maximum height for the respective zoning district in which the building is located, is 75 feet.

All roof top equipment and other utility structures shall be screened from public view.

o Landscaping

All landscaping plans shall be prepared by a landscape architect and reflect a choice of plant material that will enhance the visual quality of the water and that will be compatible with the native plant species that exist in the area, especially for the areas immediately adjacent to the water.

Landscaping shall comply with Chapter 46.70 **16.504 Landscaping** of the Vallejo Municipal Code.

- o Screening and Fencing

~~Urban~~ **Land** uses shall be separated from the water by fencing or screening. **Screening materials shall comply with Chapter 16.505 Fences, Walls and Screening of the Vallejo Municipal Code.** No barbed or razor wire is allowed.

- o Parking and Loading

Parking and loading shall comply with Chapter 46.62 **16.508 Off-street Parking and Loading** of the Vallejo Municipal Code.

- o Signage

Signage shall comply with Chapter 46.64 **16.509 Signs** of the Vallejo Municipal Code according to the type of use. However, no signage, except educational, directional, official, governmental, or other legally required signage shall be allowed on the side or sides of buildings which face the water.

No pole signs or additional off-site signs (billboards) shall be allowed.

#### Other Properties within the Planning Area

The intent of the design standards would insure that this area of Vallejo is developed and redeveloped in a quality manner to complement the natural environment and to act as an attractive entrance to the city.

- o Site Organization

All structures, parking areas, driveways, and service areas on a site shall be organized to maintain the privacy of and be compatible with adjacent less- intensive uses. All service and loading areas shall be screened from public view.

The maximum floor area ratio (FAR) for non-residential uses ~~is 0.33.~~ **shall comply with the FAR for the respective zoning district or districts in which the structure is located.** ~~The maximum density for residential uses is 12 units per gross acre.~~

- o Architectural

~~Architectural style shall be contemporary. Thematic or trademark~~

~~architecture is prohibited.~~

Terracing of floors shall be used in multi-storied buildings to reduce the perceived size and mass of the buildings. Large, blank walls shall be avoided. Instead, offsets, varied wall materials and colors, and other details shall be used to break up wall surfaces visually.

Roof top equipment and other utility structures shall be screened from public view.

The maximum building height is ~~75 shall feet.~~ **shall comply with the maximum height for the respective zoning district or districts in which the building is located.**

- o Landscaping, Screening and Fencing

**16.504** Landscaping, screening, and fencing shall comply with Chapter ~~16.70~~ **16.504 Landscaping** of the Vallejo Municipal Code.

- o Parking and Loading

Parking and loading shall comply with Chapter ~~16.62~~ **16.508 Off-street Parking and Loading** of the Vallejo Municipal Code.

- o Signage

Signage shall comply with Chapter ~~16.64~~ **16.509 Signs** of the Vallejo Municipal Code. ~~according to use type.~~

No additional off-site signage (billboards) is allowed.

### **SECTION 3:** Findings.

1. The proposed amendments are consistent with the Vallejo Municipal Code. The White Slough Specific Area Plan is also the Planned Development Master Plan for the area and Planned Development Master Plans may be amended pursuant to 16.116.140 of the Vallejo Municipal Code.
2. The proposed amendment to the White Slough Specific Area Plan/Master Plan is consistent with the Vallejo General Plan. The General Plan 2040 did not propose any significant changes to the Specific Plan, and anticipated that the policies would continue implementation of the Specific Plan, except for land use policies and corresponding development standards for commercial and residential development, which would be removed from the Specific Plan and addressed by the City's General Plan and New Zoning Code (Development Code). The land use regulations provided in the Central Corridor Commercial zoning district in the New Zoning Code are compatible with the Central Corridor General Plan Land Use designation, which is the predominate land use designation for the area. The Central Corridor Commercial zoning district also allows more residential density which supports the Housing Element Program A 4.1.1 to

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 to create more development opportunities for housing.

SECTION 4: Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

SECTION 5: Adoption of the Downtown Specific Plan Amendments.

Based on the findings set forth herein and the Record as a whole, the City Council hereby adopts amendments to the White Slough Specific Area Plan provided herein.

SECTION 6: Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 7: Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

**CITY PLANNING COMMISSION OF THE CITY OF VALLEJO**

**RESOLUTION NO PC 21-07A**

**A RESOLUTION EXPRESSING INTENT TO FORWARD  
RECOMMENDATIONS THAT THE CITY COUNCIL  
REPEAL THE CURRENT ZONING CODE, TITLE 16 OF THE  
VALLEJO MUNICIPAL CODE AND ADOPT THE NEW ZONING CODE  
AND REPEAL THE CURRENT ZONING MAP AND  
ADOPT THE NEW ZONING MAP AS PART OF THE  
NEW ZONING CODE PROJECT**

\*\*\*\*\*

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

WHEREAS, in February 2019, the City initiated a comprehensive update of Title 16 (Zoning Code) of the Vallejo Municipal Code and update to the Zoning Map as part of the "New Zoning Code Project" to implement the General Plan 2040; and

WHEREAS, the New Zoning Code Project requires the repeal of the current Zoning Code, Title 16 of the Vallejo Municipal Code and adoption of the New Zoning Code, which includes new and revised zoning districts; and

WHEREAS, to implement the new and revised zoning districts, the New Zoning Code Project requires the repeal of the current Zoning Map and the adoption of the New Zoning Map; and

WHEREAS, a resolution of intention is only a precursor to the possible repeal of the current Zoning Code and adoption of the New Zoning Code, as well as the repeal of the current Zoning Map and adoption of the New Zoning Map, and therefore it is an action which may not cause either a direct physical change in the environment or a reasonable foreseeable indirect physical change in the environment, and are therefore not 'projects' within the meaning of California Environmental Quality Act (CEQA) Guidelines 21065.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission, pursuant to Vallejo Municipal Code Section 17.04.060, hereby directs Staff to initiate the repeal of the current Zoning Code in its entirety and adopt the New Zoning Code, Title 16 of the Vallejo Municipal, and to initiate the repeal of the existing Zoning Map in its entirety and adopt the New Zoning Map, to City Council as part of the New Zoning Code Project.

BE IT FURTHER RESOLVED, that the City hereby declares its intention to repeal the current Zoning Code, and adopt the New Zoning Code, and repeal the current Zoning Map and adopt the New Zoning Map to accommodate this request.

ADOPTED by the Planning Commission of the City of Vallejo at a regular meeting held on March 29, 2021 by the following vote:

AYES:  
NOES:  
ABSTAIN:

ABSENT:

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DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION NO. PC 21-07**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL  
ADOPT AN ORDINANCE TO REPEAL THE CURRENT ZONING CODE,  
TITLE 16 OF THE VALLEJO MUNICIPAL CODE AND REPEAL THE EXISTING  
ZONING MAP AND ADOPT THE NEW ZONING CODE AND ZONING MAP AS THE  
REVISED TITLE 16 OF THE VALLEJO MUNICIPAL CODE**

\*\*\*\*\*

**I. GENERAL FINDINGS**

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

WHEREAS, in February 2019, the City initiated a comprehensive update of Title 16 (Zoning Code) of the Vallejo Municipal Code and update to the Zoning Map as part of the New Zoning Code Project to implement the General Plan 2040; and

WHEREAS, this is the first comprehensive update of the City's Zoning Code and Zoning Map since 1980; and

WHEREAS, the overarching objectives of the New Zoning Code are to ensure that the update is consistent with and implements the policies and objectives of the General Plan 2040 and establish new and modified land use regulations that will guide future development and design throughout the City; and

WHEREAS, the New Zoning Code includes new and revised zoning districts, permitting procedures, permitted and conditionally permitted land uses and development standards in each zoning district, city-wide development standards and land use definitions that regulate city-wide development, and represents a complete redesign and modernization of the Zoning Code making it clear, approachable, flexible and easy to use; and

WHEREAS, commencing in March 2019 and continuing through February 2021, there were 10 community open houses and 15 Planning Commission Study Sessions overall on the New Zoning Code Project and related documents with a Draft New Zoning Code and Zoning Map released on January 6, 2021, and a Redline Public Review Draft New Zoning Code and Zoning Map released on March 5, 2021, during which time the Planning Commission received public testimony and written comments on the Draft New Zoning Code and Zoning Map that have been reviewed and considered as part of the New Zoning Code Project; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution No. PC 21-07A directing Staff to initiate the repeal of the City's existing Zoning Code, Title 16 of the Vallejo Municipal Code in its entirety and adopt the New Zoning Code, Title 16 of the Vallejo Municipal Code; and

WHEREAS, in order to implement the proposed New Zoning Code and designate the properties in the City subject to the new and revised zoning established in the New

Zoning Code, the Planning Commission's adoption of Resolution No. PC 21-07A further directed Staff to repeal the Zoning Map in its entirety and adopt the New Zoning Map; and

WHEREAS, an Initial Study/Negative Declaration (State Clearinghouse #2021010077) has been prepared for this project in accordance with the California Environmental Quality Act; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution No. PC 21-03 recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration for the New Zoning Code Project; and

WHEREAS, on March 29, 2021, the City of Vallejo Planning Commission held a duly noticed public hearing to consider the New Zoning Code Project which includes the repeal of the current Zoning Code, Title 16 of the Vallejo Municipal Code and adoption of the New Zoning Code, Title 16 of the Vallejo Municipal Code as described herein, and the repeal of the current Zoning Map and adoption of the New Zoning Map as described herein; and

WHEREAS, Staff has prepared an Errata containing a list of changes, corrections and edits to the Draft Zoning Code document; and

WHEREAS, all interested persons filed written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission.

NOW THEREFORE, BE IT RESOLVED, that, based on the facts and findings set forth herein and the Record as a whole, the Planning Commission hereby finds and resolves as follows:

### **Section 1. Recital**

The foregoing recitals are true and correct and are incorporated into the findings herein.

### **Section 2. Record**

The Record of Proceedings ("Record") upon which the decision making body herein bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Zoning Code Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Final EIR prepared for General Plan 2040 and its implementing ordinances; (4) all documentary and oral evidence received during community open houses, Planning Commission Study Session and hearings or submitted to the City relating to the New Zoning Code Project; (5) all other matters of common knowledge to the decision making body 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.

### **Section 3. Findings**

1. In accordance with Government Code Section 65454, the proposed repeal of the current Zoning Code and Zoning Map and adoption of the New Zoning Code and Zoning Map is consistent with the General Plan, as provided in Exhibit A attached hereto and incorporated herein by reference.
2. In accordance with Government Code Section 65455, the proposed repeal of the current Zoning Code and Zoning Map and adoption of the New Zoning Code and Zoning Map is consistent with the Mare Island Specific Plan, Solano 360 Specific Plan, Hiddenbrooke Specific Plan, Downtown Vallejo Specific Plan, White Slough Specific Area Plan, and Sonoma Boulevard Specific Plan as set forth in Exhibit B, attached hereto and incorporated herein by reference.

#### **Section 4. Direction to Incorporate Errata**

The Planning Commission hereby directs staff to incorporate the Errata dated March 23, 2021, attached hereto as Exhibit D, and incorporated herein by reference (“Errata”) into the New Zoning Code.

#### **Section 5. Recommendation that the City Council Repeal the Zoning Code and Zoning Map Title 16 of the Vallejo Municipal Code and Adopt the New Zoning Code and Zoning Ma as Revised Title 16 of the Vallejo Municipal Code**

- a. The Planning Commission hereby approves CTA #21-0001 and recommends the City Council adopt the Ordinance, attached hereto as Exhibit C and incorporated herein by reference, to repeal the current Zoning Code, Title 16 of the Vallejo Municipal Code and adopt the New Zoning Code, set forth in Exhibit 3 to said Ordinance including the Errata incorporated as directed hereinabove.
- b. The Planning Commission hereby approves ZMA #21-0001 and recommends the City Council adopt the Ordinance, attached hereto as Exhibit C and incorporated herein by reference, to repeal the current Zoning Map and adopt the New Zoning Code, as set forth in Exhibit 4 to said Ordinance.

## **II. VOTE**

AYES:  
 NOES:  
 ABSTAIN:  
 ABSENT:

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DIOSDADO MATULAC, CHAIRPERSON  
 City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

**NEW ZONING CODE**

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**GENERAL PLAN CONSISTENCY FINDINGS**

**(SEE ATTACHMENT 3 OF THE STAFF REPORT DATED MARCH 15, 2021)**

**NEW ZONING CODE**

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**SPECIFIC PLAN CONSISTENCY FINDINGS**

**(TO BE PROVIDED)**

**ORDINANCE NO. \_\_\_\_\_ N.C. (2d)****AN ORDINANCE OF THE CITY OF VALLEJO  
TO REPEAL THE CURRENT ZONING CODE, TITLE 16 OF THE  
VALLEJO MUNICIPAL CODE AND ADOPT THE NEW ZONING CODE,  
AND REPEAL THE EXISTING ZONING MAP AND  
ADOPT THE NEW ZONING MAP AS PART OF THE  
NEW ZONING CODE PROJECT**

THE COUNCIL OF THE CITY OF VALLEJO DOES ORDAIN AS FOLLOWS:

SECTION 1: Recitals.

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

WHEREAS, in February 2019, the City initiated a comprehensive update of Title 16 (Zoning Code) of the Vallejo Municipal Code and update to the Zoning Map as part of the New Zoning Code Project to implement the General Plan 2040; and

WHEREAS, this is the first comprehensive update of the City's Zoning Code and Zoning Map since 1980; and

WHEREAS, the overarching objectives of the New Zoning Code are to ensure that the update is consistent with and implements the policies and objectives of the General Plan 2040 and establish new and modified land use regulations that will guide future development and design throughout the City; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution No. PC 21-06A directing Staff to initiate the repeal of the City's existing Zoning Code, Title 16 of the Vallejo Municipal Code in its entirety and adopt the New Zoning Code, Title 16 of the Vallejo Municipal Code; and

WHEREAS, in order to implement the proposed New Zoning Code and designate the properties in the City subject to the new and revised zoning established in the New Zoning Code, the Planning Commission's adoption of Resolution No. PC 21-07A further directed Staff to repeal the Zoning Map in its entirety and adopt the New Zoning Map; and

WHEREAS, an Initial Study/Negative Declaration (State Clearinghouse #2021010077) has been prepared for this project in accordance with the California Environmental Quality Act; and

WHEREAS, on March 29, 2021, the Planning Commission adopted Resolution No. PC 21-03 recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration for the New Zoning Code Project; and

WHEREAS, on March 29, 2021, the City of Vallejo Planning Commission held a duly noticed public hearing to consider the New Zoning Code Project which includes the repeal of the current

Zoning Code, Title 16 of the Vallejo Municipal Code and adoption of the New Zoning Code, Title 16 of the Vallejo Municipal Code as described herein, and the repeal of the current Zoning Map and adoption of the New Zoning Map as described herein; and

WHEREAS, all interested persons filed written comments with the City of Vallejo Planning Division at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the Planning Commission.

WHEREAS, on \_\_\_\_\_, the City Council held a duly noticed public hearing to consider the New Zoning Code Project, and

WHEREAS, all interested persons filed written comments with the City of Vallejo City Clerk at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the City Council; and

WHEREAS, the Record of Proceedings ("Record") upon which the decision making body herein bases its decision includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Zoning Code Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Final EIR prepared for General Plan 2040 and its implementing ordinances; (4) all documentary and oral evidence received during community open houses, Planning Commission Study Session and hearings or submitted to the City relating to the New Zoning Code Project; (5) all other matters of common knowledge to the decision making body 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.

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_ adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted Resolution No. \_\_\_ to adopt Amendments to the General Plan Text and Land Use Map as part of the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted an Ordinance approving the Repeal of the Northgate Specific Plan and Planned Development Unit Plan #575 and #582 as part of the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted an Ordinance approving amendments to the Downtown Vallejo Specific Plan/Master Plan as part of the New Zoning Code Project; and

WHEREAS, on \_\_\_\_\_ the City Council adopted an Ordinance approving amendments to the White Slough Specific Area Plan as part of the New Zoning Code Project.

SECTION 2: Findings.

1. In accordance with Government Code Section 65454, the proposed repeal of the current Zoning Code and Zoning Map and adoption of the New Zoning Code and Zoning Map is consistent with the General Plan, as provided in Exhibit A attached to Resolution No. PC 21-07 and incorporated herein by reference.
2. In accordance with Government Code Section 65455, the proposed repeal of the current Zoning Code and Zoning Map, and adoption of the New Zoning Code and Zoning Map is consistent with the Mare Island Specific Plan, Solano 360 Specific Plan, Hiddenbrooke Specific Plan, Downtown Specific Plan, White Slough Specific Plan, Sonoma Blvd. Specific Plan as set forth in Exhibit B, attached TO Resolution No. PC 21-07 incorporated herein by reference.

**SECTION 3:** Repeal of Zoning Code (Title 16) and Adoption of New Zoning Code (Revised Title 16).

Based on the findings set forth herein and the Record as a whole, the City Council hereby repeals the existing Zoning Code, Title 16 of the Vallejo Municipal Code, in its entirety and adopts the New Zoning Code as revised Title 16, as set forth in Exhibit 3, attached hereto and incorporated herein by reference.

**SECTION 4:** Repeal of Zoning Map and Adoption of New Zoning Map.

Based on the findings set forth herein and the Record as a whole, the City Council hereby repeals the existing Zoning Map in its entirety and adopts the New Zoning Map as set forth in Exhibit 4, attached hereto and incorporated herein by reference.

**SECTION 5:** Severability.

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid. To this end, the provisions of this Ordinance are declared to be severable.

**SECTION 6:** Effective Date.

This Ordinance shall take effect and be in full force and effect from and after (30) days after its final passage.

**NEW ZONING CODE ERRATA**

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**(SEE ATTACHMENT 2 TO PLANNING COMMISSION MEMO)**

### 16.602.08 NOTICING

Unless otherwise specified, whenever the provisions of this Zoning Code require public notice, notification shall be provided in compliance with the requirements of State law and as follows.

A. **Mailed Notice.** The Director, or the City Clerk for public hearings before the City Council, shall provide a public notice as required below by First Class mail delivery based on the following:

1. Projects exempt from the California Environmental Quality Act (CEQA) at least 14 calendar days before the date of the public hearing or 14 calendars days before the date of action when no public hearing is required;
2. Projects subject to CEQA at least 21 calendar days before date of the public hearing or date of action when no public hearing is required.
3. Projects that propose changes to the Zoning Code text at least 21 calendar days before date of the public hearing.
4. Notification list. Notification shall be provided to the following:
  - a. The applicant, the owner, and/or the occupant of the subject property;
  - b. All property owners of record as shown on the latest available County Assessor or Tax Collector assessment role within a minimum 300-foot radius of the subject property for actions when no public hearing is required, and a minimum of 500 feet of the subject property for actions when a public hearing is required, or a larger radius if deemed necessary by the Director in order to provide adequate public notification.
  - c. In lieu of the assessment roll, the records of the County Assessor or Tax Collector, whichever contains more recent information than the assessment role, may be used;
  - d. In the case of a large-scale, complex, or controversial project the Director may require a 1,000-foot radius notice from the subject property;

**B. EMAILED NOTICE: ON THE SAME DAY THAT MAILED NOTICES ARE SENT, AN EMAIL WITH THE NOTICE SHALL BE SENT TO:**

1. The Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the project;
2. The Planning Commission, Architectural Heritage and Landmarks Commission and Design Review Board, as applicable, when a public hearing before the respective board or commission is required; and,
3. The Planning Commission for projects subject to the Director's decision;
4. Any neighborhood organization within a 300-foot radius from the subject property for applications that require a Director decision, or a neighborhood organization within a 500-foot radius from a subject property for applications that require a public hearing.
5. Any person or group who has filed a written request for notice regarding **PENDING PLANNING APPLICATIONS**. ~~the specific application and has paid any required fee that the City Council has adopted to provide such service.~~

B. Posted Notice. A Notice of Public Hearing may be posted at a location visible to the public at the subject property. The notice shall include all of the information listed in subsection E below.

C. Newspaper Notice. At least 14 calendar days before the date of the public hearing or the date of action when no public hearing is required, the Director or the City Clerk for hearings before the City Council, shall provide notice by at least one publication in a newspaper of general circulation published in the City.

D. Alternative Method for Large Mailings and Zoning Code Text Amendments. If the number of property owners to whom the notice would be mailed or delivered is greater than 1,000, or the notice is for a Zoning Code text amendment, a mailed notice, is not required and the Director or City Clerk shall instead provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation at least 14 days prior to the hearing.

E. Contents of Notice. The notice shall include the following information:

1. The location of the real property, if any, that is the subject of the application, Assessor Parcel Number, and project number;
2. A general description of the proposed project, **INCLUDING THE SIZE OF THE USE OR PROJECT,** and requested action;
3. The date, time, location, and purpose of the public hearing or the date of action when no public hearing is required;
4. The name of the hearing body or Review Authority, if applicable;
5. The names of the applicant and the owner(s) of the property that is the subject of the application;
6. The location and times at which the complete application and project file may be viewed by the public;
7. A statement that any interested person or authorized agent may appear and be heard;
8. A statement describing how to submit written comments;

## **DRAFT NEW ZONING CODE**

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### **ADDITIONAL DOCUMENTS FOR THE PLANNING COMMISSION**

**March 29, 2021**

- 1. Initial Study / Mitigated Negative Declaration Revised Pages**
- 2. General Plan Land Use Map Amendment Table Corrections**
- 3. Zoning Code Specific Plan Consistency Findings, Exhibit 2 to Zoning Code Ordinance**

## **DRAFT NEW ZONING CODE**

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**EXHIBIT B TO RESOLUTION NO. PC 21-03**

**DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION**

**REVISED PAGES**

**March 29, 2021**

**The attached pages show the additional deleted text in the Initial Study/ Mitigated Negative Declaration referencing the Residential View District, which has not been removed from the Zoning Code. The deleted text does not change the results of the environmental analysis for the New Zoning Code Project.**

Project Description  
 March 2021

Table 3.2. General Plan Land Use Map Changes								
	Identification	Approximate Location	General Plan 2040 Designation	Proposed General Plan Designation	Proposed Zoning District	Number of Parcels Affected	Density Changes Existing/ New	Policy (P) or Correction (C)
		Magazine Street			hood Mixed-Use	(7.87 acres)		

These changes are necessary to correct errors in the General Plan and comply with State law requiring consistency between land use and housing elements and Senate Bill (SB) 330 (Housing Crisis Act of 2019). SB 330, which amended State law to add Government Code Section 66300 prohibiting changes to a general plan or specific plan land use designations or zoning to a less intensive use or making any other change that would reduce the intensity of housing.

### 3.2.5 General Plan Text Changes

Implementation of the Proposed Project also requires revisions to the General Plan's description of Retail/Entertainment (RE) and Business/Light Industrial (B/LI) General Plan land use designations. The RE designation description would be revised to include residential as a permitted use. This amendment would allow medium and high density residential and mixed-use projects in what are typically non-residential areas such as in the Northgate Plaza. The inclusion of residential activity in this land use category supports General Plan Policy NBE-2.8 to target vacant and underutilized sites with compatible development, and Housing Element Programs A2.1.1 and H4.1.1 that encourage the expansion of opportunities for residential and mixed-use development as well as a variety of housing types.

Similarly, the General Plan definition of the B/LI land use designation does not include residential as a permitted land use. This designation would be amended to include live/work as a permitted use within a mixed-use building. Areas designated as B/LI in the General Plan would be mapped as the IL – Light Industrial zoning district. The addition of live/work uses supports the General Plan and Housing Element goal to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers.

~~Additional text changes include removing the residential view district from the General Plan and Zoning Code. The General Plan includes a statement that Vallejo has established a residential view district to preserve scenic views from some residential neighborhoods located on hills in the City. There is also a corresponding policy to continue administering the residential view district regulations that specifically require public hearings for projects that may affect the views from an individual property. The CEQA Guidelines only consider the significance of impacts to public views, which are those experienced from a publicly accessible vantage point; therefore, potential impacts to views from private property locations are not protected. Further, the New Code will eliminate the Residential View District regulations and language in the General Plan regarding preservation of private scenic views.~~

New Hillside Development Standards for any property that has a slope of 30 percent or greater will be included in the New Code. ~~The language in the General Plan will be amended to remove references to the View District and include that Hillside Development Standards will be provided in the Zoning Code.~~

## CITY OF VALLEJO NEW ZONING CODE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Environmental Checklist and Environmental Evaluation  
March 2021

~~The Proposed Project also includes amending the General Plan to remove references to the Residential View District and eliminating the Residential View District and associated regulations from the Zoning Code. The View District was established to address views of San Pablo Bay, Mare Island Channel, the waterfront, Sulphur Springs Mountain, the Vaca Mountains, White Slough, the Napa River Wetlands, Sky Valley and the City itself as significant neighborhood amenities, and includes regulations to protect views from private property.~~

New development within 100 feet of the shoreline would be subject to Bay Conservation and Development Commission (BCDC) permitting requirements and public access guidelines. This is consistent with Objective 3 of these guidelines, to “provide, maintain and enhance visual access to the Bay and Shoreline,” and would preserve waterfront views along the shoreline.

The New Zoning Code would make major revisions, additions, corrections and clarifications to various sections of the existing Zoning Code to ensure consistency with and successful implementation of the General Plan. With the exception of the 72 parcels discussed in the Project Description, the Proposed Project would not permit land uses of greater density or height than permitted under the General Plan; the Proposed Project would not allow new development in areas where such development is prohibited under the General Plan. The Proposed Project would actually result in beneficial environmental effects on scenic vistas due to increased design standards, new design guidelines, and the imposition of general site regulations. For example, the Hillside Development Standards chapter of the New Zoning Code, establishes regulations to minimize impacts of hillside development including protecting views in hillside areas. Aesthetic impacts under the Proposed Project were considered less than significant without the incorporation of mitigation measures and would, therefore, be identical in scope, severity, and nature as those assessed in the GP Final EIR. ~~The Proposed Project also includes amending the General Plan to remove references to the View District and eliminating the View District and associated regulations from the Zoning Code, which will not have an impact on the environment. The CEQA Guidelines only consider the significance of impacts to public views, which are those experienced from a publicly accessible vantage point; therefore, potential impacts to views from private property locations are not protected.~~

The Proposed Project, by itself, does not propose or authorize any development. Future land uses that would occur pursuant to the Proposed Project would be required to conform to all applicable regulations, performance standards and design standards that address the preservation of public scenic vistas, including those set forth in the New Zoning Code and the General Plan. Pursuant to CEQA, future new land uses that occur pursuant to the Proposed Project would be subject to their own environmental review on a project-by-project basis to assess impacts on scenic vistas. Therefore, the Proposed Project would not have a substantial adverse effect on a scenic vista, and impacts would remain less than significant.

**b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

**Finding: No Impact**

SR 37 is eligible for the State Scenic Highway System, but it is not designated as a scenic highway by the California Department of Transportation (Caltrans). As such, there are no designated scenic highways in Vallejo or its SOI. In the event the State does designate SR 37 as a Scenic Highway, the New Zoning Code

**DRAFT NEW ZONING CODE**

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**CORRECTIONS TO GENERAL PLAN AMENDMENT TABLE**

**March 29, 2021**

## NEW ZONING CODE UPDATED GENERAL PLAN MAP AMENDMENTS

March 29, 2021

~~February 18, 2021~~

	AREA IDENTIFIER	APPROXIMATE LOCATION	GENERAL PLAN 2040 DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING DISTRICT	NUMBER OF PARCELS AFFECTED	DENSITY <sup>a</sup> CHANGES ACRES PER UNIT EXISTING / NEW	POLICY (P) OR CORRECTION (C)
1.	Waterfront PDMP	Mare Island Way, Tennessee Street, Sonoma Blvd., Curtola Parkway	Mix of Housing Types, Retail/Entertainment	District – Downtown/Waterfront, Retail/Entertainment	WMX-Waterfront Mixed-Use	<del>12 (12.03 acres)</del> <b>6 (26.6 acres)</b>	N/A	C
2.	Broadway South	Broadway, Tennessee Street, Florida Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	11 (1.36 acres)	9/25 (Increase)	C
3.	Broadway South	Broadway, Tennessee Street, Florida Street	Mix of Housing Types	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	<del>8 (3.31 acres)</del> <b>11 (3.31 acres)</b>	25/16 to 50 (Increase)	C
4.	Sutter/Tennessee	Sutter Street, Reo Alley	Neighborhood Corridor	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	4 (0.31 acres)	16 to 50/25 (Reduction)	C
5.	I-80 Georgia West	Curry Street, Madigan, Georgia Street, I-80	Mix of Housing Types	Public Facilities	RMD-Residential Medium Density	13 (0.97 acres)	16 to 50/25 (Reduction)	C
6.	Amador/Solano	Amador Street, Solano Avenue, York Street	Neighborhood Corridor	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	1 (0.37 acres)	16 to 50/25 (Reduction)	C
7.	Vallejo Mobile Home Park	Sonoma, Sharon Street, Broadway, Ifland Way	Business/Limited Residential	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	3 (14.36 acres)	16 to 50/25 (Reduction)	C
8.	Sonoma South	Sonoma, Lemon Street, Magazine Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	43 (7.87 acres)	9/16 to 50 (Increase)	P

Note:

a. Density change includes proposed revision in density range.

**DRAFT NEW ZONING CODE**

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**EXHIBIT 2 TO ZONING CODE ORDINANCE  
(EXHIBIT C TO RESOLUTION NO. PC 21-03)**

**March 29, 2021**

## **EXHIBIT 2 TO ZONING CODE ORDINANCE (EXHIBIT C TO RESOLUTION NO. PC 21-07)**

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The New Zoning Code is consistent with the adopted Specific Plans as follows:

SP-1, Hiddenbrooke: The New Zoning Code Project is consistent with the Hiddenbrooke Specific Plan. The Project removes the Mixed Use Planned Development zoning district and rezones the area as "Specific Plan - 1"; however, no changes to the Specific Plan are proposed.

SP-2, White Slough: The New Zoning Code is consistent with the White Slough Specific Area Plan, as it includes a Specific Plan designation for the White Slough area, "Specific Plan - 2". The Project proposes to rezone the area as Central Corridor Commercial (CC), Limited Industrial (IL), Neighborhood Mixed Use (NMX), Residential Medium Density (RMD) and Residential High Density (RHD), consistent with the General Plan land use designations. The land use regulations for the area are removed, referencing the above zoning districts for land use and development standards; however, the development standards that preserve the views and provide open space and trails will be retained to implement the goals of the Specific Plan to enhance, preserve and protect the slough.

SP -3, Downtown Vallejo Specific Plan: The New Zoning Code is consistent with the Downtown Vallejo Specific Plan. The New Zoning Code provides a Downtown Mixed Use Zoning (DMX) District for the Downtown Vallejo Specific Plan area with the "Specific Plan-3" designation, and removes the Land Use Table in the Specific Plan, referencing Title 16. The combined zoning district allows the DMX zoning district to provide the land use regulations that permit or conditionally permit a range of uses including a variety of housing types, retail and entertainment uses, and provide development standards to implement the overall goals and policies of the Specific Plan.

SP - 4, Mare Island: The New Zoning Code Project is consistent with the Mare Island Specific Plan. The Project removes the Mixed Use Planned Development zoning district and rezones the area as "Specific Plan- 4" and does not propose any changes to the Specific Plan.

SP-5, Solano360: The New Zoning Code is consistent with the Solano360 Specific Plan, as it removes the Mixed Use Planned Development zoning district and rezones the area as "Specific Plan - 5" and does not propose any changes to the Specific Plan.

SP-6, Sonoma Boulevard: The New Zoning Code is consistent with the Sonoma Boulevard Specific Plan, as it includes a Specific Plan designation for the area as "Specific Plan -6" and rezones the area as Central Corridor Commercial (CC) zoning district. This combined zoning district allows the Zoning Code to provide the land use regulations and development standards for the area while supporting the goals and policies of the Specific Plan.