CHAPTER 6
ABILITY TO MEET HOUSING NEEDS

6.1 INTRODUCTION

The City of Vacaville has the ability to meet its housing needs through new construction on appropriately designated land identified by the existing 1990 General Plan and its proposed update, substantial rehabilitation of existing market-rate housing units to be re-designated as affordable units, and construction of secondary living units on existing single-family home sites. In addition to having zoned sufficient developable vacant residential land to accommodate meeting housing needs, the City has adopted several policies and programs to encourage the development of affordable housing and assist low-income households.

New Construction

Table 21, in Chapter 4, analyzes the ability of very low-, low-, and moderate-income households to afford a sample of Vacaville's rental housing options for various unit types and rents. The sample options include projects that were constructed between the late 1960s and 2014, and represent a variety of high density, large rental projects. Using HUD-established affordability guidelines of no more than 30 percent of household income for housing costs, it was found that market-rate multi-family units are generally affordable for moderate-income households, sometimes affordable to low-income households, and seldom affordable for very low-income households. Newer market-rate complexes tend to be more upscale and have much higher rents than older units.

New construction of units affordable to lower income households is typically accomplished with subsidies, which in the past included Redevelopment Agency set-aside housing monies. Without some type of subsidy, it is difficult for the for-profit housing market to accommodate construction of very low- and low-income units. As an example, the Saratoga Apartments, a senior-restricted apartment complex, offers rents affordable to very low- and low-income households, with a portion of the units affordable to extremely low income households earning less than 30 percent of the median income. All of the units have affordability restrictions. This project was assisted by the former Vacaville Redevelopment Agency. Lincoln Corner, a 134-unit apartment project completed in 2007, has affordability restrictions and serves low-income families. It was also constructed with assistance by the former Vacaville Redevelopment Agency. Section 6.2, the Land Inventory, explores the land available to construct new housing, both market-rate and subsidized for affordability.

In addition to zoning sufficient developable residential land, the City has adopted several policies to encourage the development of affordable housing. Incentives for developers include density bonuses and, in particular situations, streamlined processing, reductions in design and infrastructure standards (e.g. reduced parking requirements, reduced street widths), and deferred payment of development impact fees. These strategies are explained in more detail in the Housing Program section (Chapter 2) of the Housing Element.

Other Housing Assistance

Beyond the zoning and programs intended to encourage the new construction of housing, the City has also adopted several other policies to assist extremely low-, very low-, low- and

moderate-income households. Strategies to assist households include rental assistance through the Housing Choice Voucher rental assistance program, City-issued bond programs, and working to preserve at-risk units. Further assistance is provided to first time homebuyers through programs such as the Mortgage Credit Certificate Program and the Single Family Mortgage Revenue Bond Program, Rent-To-Own Program, and/or the State-funded loan program for first time homebuyers. These strategies are explained in more detail in Chapter 2 (Housing Programs).

Constraints on Public Subsidy

As discussed in Chapter 2 (Housing Programs), many of the programs the City has used in the past have lost a significant source of funding with the dissolution of the Redevelopment Agency. This leads to a shortfall of $52 million, which the City will need to identify and seek alternate sources of funding to fill. The City hopes it will be at least partially filled by statewide strategies such as cap and trade funding for affordable, transit-oriented housing as part of the California Homes and Jobs Act (SB 391). Without a permanent source of funding for affordable housing, the City anticipates that public-private partnerships will be created in order to solicit a variety of layered funding sources in order for affordable housing developments to be financially feasible.

Fortunately, as mentioned above, the City does have strategies to encourage the construction and preservation of housing units affordable to lower-income households other than directly providing funding to finance new construction. For example, provision of density bonuses and other incentives contributes to the affordability of housing for low and very low income households. The City has incorporated State laws regarding density bonuses into the Land Use & Development Code. There are several projects that used this incentive in the past. The Autumn Leaves 56-unit senior apartment complex was granted a density bonus in order to allow a density of 38.9 units per acre. Saratoga Senior Apartments was granted a density bonus to build at 24 units per acre. Most recently, the 60-unit Senior Manor Apartments was approved with a density bonus allowing 28 units per acre. The City intends to continue to promote its density bonus ordinance to potential apartment developers. This will further ensure that projected housing needs for lower income levels will be met. Other City strategies to promote the construction of housing affordable for low- and very low-income households are detailed in Chapter 2.

Although new construction is not expected to fully address the needs of very low- and low-income households, Vacaville has been very successful in providing very low income housing units, as shown in Chapter 8 (Evaluation of the Previous Housing Element). In addition, through rehabilitation and acquisition of existing units, the City expects to add 381 units of lower income units with affordability restrictions during this Housing Element timeframe. In addition, Vacaville has a very large supply of older apartment units, which typically help provide for lower income households.

6.2 INVENTORY OF RESIDENTIAL SITES AVAILABLE FOR HOUSING CONSTRUCTION

This section addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community. In order to evaluate the residential land inventory as required by State Housing

Element law, it is necessary to analyze only those lands that have developed or are potentially developable from January 1, 2014 through October 31, 2022.

In 2014, the Association of Bay Area Governments (ABAG) approved the Regional Housing Needs Plan (RHNP). Vacaville was assigned a portion of the regional housing need for 1,084 new housing units with affordability distributed among low-income, moderate-income and above moderate-income categories as shown in Tables 35 (Chapter 5) and 42, below. Very low-income need is expected to be half of the total low-income need. The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g. available and appropriately zoned land; units built since 2014, the beginning of the baseline Regional Housing Needs Allocation (RHNA) period; secondary living units). However, the primary method for addressing the adequate sites requirement is identifying available vacant and underutilized sites that are suitable and appropriately zoned.

Methodology

The City's evaluation of adequate sites begins with a listing of individual sites by zone and General Plan designation. The sites suitability analysis will demonstrate these sites are currently available and unconstrained to provide realistic development opportunities prior to October 21, 2022, the end of the 5th RHNA projection period. To demonstrate the realistic development viability of the sites, the analysis also discusses: (1) whether appropriate zoning is in place, (2) the applicable development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and (4) the availability of existing and planned public service capacity levels.

The City's land inventory was developed with the use of a combination of resources including the City's Land Use Database, updated Assessor's data, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located within specific plan areas, which have been approved for development, and in newly annexed areas around the periphery of the city. Figure 1 shows a map of the inventory of sites designated for lower-income, moderate-income and above moderate-income housing.

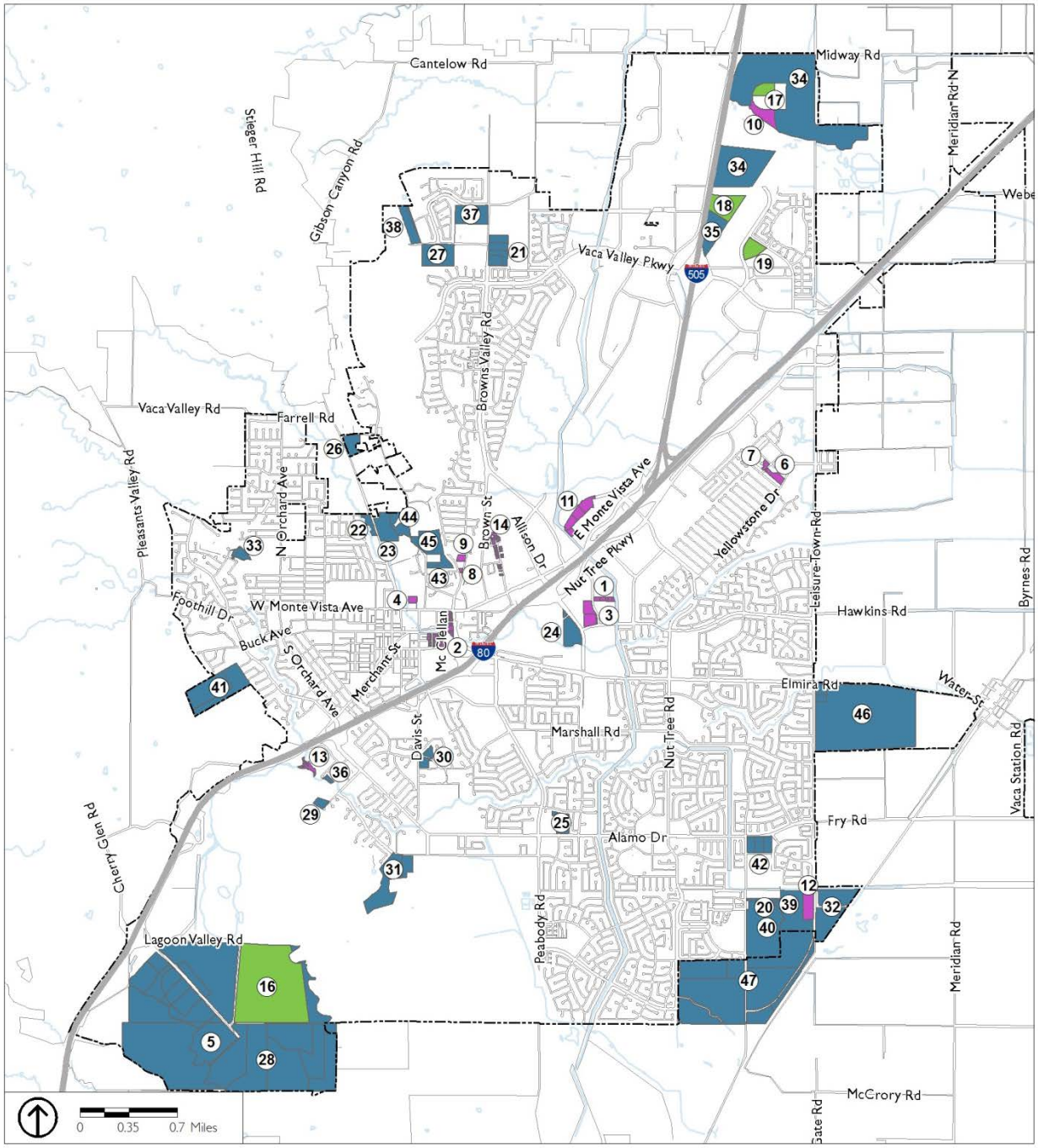
The inventory shows that there are adequate vacant lands to accommodate the remaining housing need for 2015 to October 2022 as determined by ABAG and shown in Table 35 in Chapter 5. As summarized in Table 42, the total housing need is 1,084 units; however, 146 units have been constructed through December 2014, reducing the remaining need to 938 units.

TABLE 42 SUMMARY OF VACAVILLE'S LAND INVENTORY POTENTIAL AND HOUSING NEEDS, OCTOBER 2014

Land Use Category	RHNA	Remaining RHNA[a]	Land Inventory Acreage	Land Inventory Units[b]
Sites for Lower-Income Households (Table 44)	421	421	74.27	1,609
Sites for Moderate-Income Households (Table 46)	173	155	61.0	579
Sites for Above-Moderate Households (Table 47)	490	362	1,441.9	4,482
TOTALS	**1,084**	**938**	1,577	6,670

[a] The remaining RHNA numbers reflect the number of units constructed, by income category, since January 1, 2014.
[b] This column illustrates the number of units, by income category, the City can accommodate as of May 20, 2014.
Source: City of Vacaville Community Development Department.

FIGURE 1 INVENTORY OF RESIDENTIAL SITES AVAILABLE FOR HOUSING CONSTRUCTION



Source: City of Vacaville, 2014

Site Inventory Type
- Low Income Housing
- Moderate Income Housing
- Above Moderate Income Housing

- freeway
- Creeks
- City Limits

Sites for Lower-Income Housing

The City recognizes that higher-density residential sites (RHD and RUHD) and commercial sites with a residential overlay designation (CG (RO), CD (RO), and CO (RO)) provide the potential for lower construction costs due to the economies of scale created, and are therefore most suitable for development of housing affordable to lower-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower-income households allow densities of at least 20 units per acre. Per Government Code Section 65583.2(c)(3)(B) the City's higher-density zoning is consistent with the 20 dwelling units per acre standard determined by HCD for suburban jurisdictions and therefore is considered appropriate to accommodate housing for lower-income households.

Table 21, in Chapter 4, provides a sampling of rents charged by apartment complexes within the city, and indicates which units are affordable to very low-, low-, and moderate-income households. The listed projects represent apartment complexes of varying age and size located throughout the city, and support the belief that higher-density residential districts provide the potential for housing affordable to lower-income households.

Realistic Development Capacity

As indicated in Table 44, the City will be relying primarily on zones that permit residential development at 20 dwelling units per acre (RHD, RUHD, CG (RO), CD (RO), and CO (RO)) to accommodate its share of the regional housing need for lower-income units. As shown in Table 44, the City has the ability to accommodate 1,609 housing units for lower-income households, which exceeds the RHNA for lower-income households.

To determine a realistic development capacity for each site, the City considered and evaluated the implementation of its current multi-family development standards and on-site improvement requirements (e.g. setbacks, building height, parking and open space requirements), to determine approximate density and unit yields. The City also reviewed actual built yields of the most recently approved and constructed market-rate apartment projects (Table 43). The results of this review revealed that the average density for apartment projects constructed in RHD and CG (RO) zones was 20 dwelling units per acre. The Villas at North Village were also included in this analysis because the project site is located within the North Village Specific Plan (NVSP), and the NVSP-RM zone permits high-density development.

To ensure that the City maintains the ability to the meet its fair share of affordable housing for lower-income households, a housing policy has been identified (Policy H.1 - I 15) that will require high-density residential lands (RHD and RUHD) identified in the Residential Land Inventory to develop with a minimum density of 20 units per acre. This housing policy has been included in the City's ongoing General Plan Update (GPU) process. As part of the GPU process, a change to the density range for Residential High Density (RHD) has been proposed. The RHD density range is being proposed at 20.1 to 24 units per acre. The new General Plan is anticipated to be adopted in early to mid-2015.

Damiano Lane (Site 1) – This site provides an opportunity for residential development on a site that is underutilized. This site and the surrounding area are in a state of transition. Over the years, the City has received several inquiries from developers and property owners about redeveloping this site. Damiano Lane is a small private lane that serves five single-family ranchettes. The homes were built in the 1960s when the land was located in the county and was surrounded by agricultural uses. Most of these sites are owned by family trusts. It has been the

TABLE 43 SAMPLE OF BUILDOUT CAPACITIES OF MARKET-RATE APARTMENT PROJECTS

Name	Acreage	Zone	Max Allowed Dwelling Units	Approved / Constructed Units	Resulting DU per ac
The Commons	11.8	CG (RO)	283	208	18
Morgan Park Apartments	6.45	RH	155	148	23
Northpointe Apartments	17.9	CG (RO)	439	312	17
Quinn Crossing Apartments	14	CG (RO)	336	222	16
River Oaks	14.5	CG (RO)	348	312	22
The Villas at North Village	9.9	NVSP-RM	228	228	23
				Total	**119**
				Average Density	**20**

Source: City of Vacaville Community Development Department.

City's experience that underutilized lands with existing, legal, non-conforming residential uses are often held in family trusts as a transitional ownership until the family member(s) vacates the property and the land is sold to development interests.

There have been significant changes to the areas surrounding this site. In the early 1990s, a Policy Plan and an Environmental Impact Report (EIR) was certified for this site and surrounding properties to encourage multi-family housing within close proximity to commercial development. The Allison Business Area Policy Plan specifically permits multi-family dwellings on this site and contains development standards for such a use. An assessment district was also created to fund infrastructure needed to support such development. The infrastructure has been completed and has capacity to serve a high density project on the site.

Shortly following the adoption of the Allison Business Area Policy Plan, two large commercial centers were constructed to the north and northwest of the site. In 2002, a 148-unit, two- and three-story apartment complex was constructed directly south of the site. In 2008, a Christian school was constructed directly south of the aforementioned apartment complex. Also in 2008, the property located directly west of this site was rezoned for another potential apartment complex (see Site 4). A regional intermodal transit/transportation facility is currently being planned within the immediate vicinity. The intermodal transit/transportation facility and contiguous Site 4 have been deemed to be a Priority Development Area (PDA) by the Association of Bay Area of Governments (ABAG). There is adequate infrastructure to support the construction of a high-density residential project on this site. The EIR prepared for the General Plan Update currently underway identifies this site as having a cover type of agriculture and having the potential to impact Swainson's Hawk and Burrowing Owl conservation areas. However, the majority of the site is already developed and the site is largely surrounded by existing development, which limits the biological resource functions of the site. The General Plan Update EIR also identifies the site has being subject to a "medium" risk of liquefaction potential. Potential effects from geologic risks could be mitigated through the preparation of a soils report prior to development and adherence to applicable building code requirements.

TABLE 44 KEY SITES ZONED TO ACCOMMODATE LOWER-INCOME HOUSING

Site	APN (s)	Acreage	Realistic Capacity	Zoning Designation	General Plan	Existing Use
1. Damiano Lane						
	0131-420-160	0.7	14	RHD	High Density Residential	Single Family Home
	0131-420-170	0.75	15	RHD	High Density Residential	Single Family Home
	0131-420-180	0.28	6	RHD	High Density Residential	Single Family Home
	0131-420-190	0.05	1	RHD	High Density Residential	Vacant
	0131-420-200	0.4	8	RHD	High Density Residential	Single Family Home
	0131-420-210	0.41	8	RHD	High Density Residential	Single Family Home
		2.59	**52**			
2. Opportunity Hill Master Plan Area						
	Various	10.4[a]	249	CD and CG (RUHD Overlay)	General Commercial	See Appendix B (Table B-1)
3. Harbison Drive at Ulatis Drive						
	0131-030-650	4.19	84	CO (RO)[b]	Commercial Office	Vacant
	0131-030-660	0.4	8	CO (RO)[b]	Commercial Office	Vacant
	0131-030-670	4.27	85	CO (RO)[b]	Commercial Office	Vacant
		8.86	**177**			
4. Hillside Lane						
	0130-020-010	1.1	22	RHD	High Density Residential	Single Family Home
5. Lagoon Valley Senior Restricted Units						
	0167-020-110 (P)	12.5	100	RE-1[c]	Golf Course Residential	Vacant
6. Leisure Town Road Apartments (1)						
	0134-020-210	3.46	69	RHD	High Density Residential	Vacant
7. Leisure Town Road Apartments (2)						
	0134-051-020	1.24	2525216+	RHD	High Density Residential	Vacant
8. Markham Area Apartments						
	0129-202-010	0.31	6	RHD	High Density Residential	Vacant
9. Markham Area Apartments (2)						
	0129-181-120	1.43	41	RHD	High Density Residential	Vacant
10. North Village Apartments (Northern Site)						
	0106-240-290 (P)	15	255	NVSP RM	High Density Residential	Vacant

TABLE 44 KEY SITES ZONED TO ACCOMMODATE LOWER-INCOME HOUSING

Site	APN (s)	Acreage	Realistic Capacity	Zoning Designation	General Plan	Existing Use
11. Nut Tree Apartment Site						
	0129-240-570 0129-240-580 0129-240-590	10.03	216	CO (RO)[b]	Highway Commercial	Vacant
12. Southtown Phase 1A Apartment Site						
	0136-110-160	9.93	198	RHD	High Density Residential	Vacant
13. Vaca Villa Townhomes						
	0127-431-200	2.01	19	RHD	High Density Residential	Vacant
14. Vanden Town Home Site						
0136-080-040	8.4		93	RMD	Medium Density Residential	Vacant
15. Callen Street Rehabilitation Project (Phase Two)						
	Substantially Rehabilitated Units[d]	n/a	66	RHD (SS-11)	High Density Residential	Duplexes, Four-plexes, an Eight-plex
Secondary Living Units (Citywide Sites)						
	Citywide[d]	n/a	21	RLD	Low Density Residential	Single Family Lots
Totals		**74.27**	**1,609**			

Note: (P) = Refers to a portion of a larger parcel to be subdivided in the future.
[a] This acreage includes the parcels where stand-alone residential buildings can be constructed at a density ranging from 24.1 to 36 units per acre. See Appendix B (Table B-1) for a complete list of parcels located within the Opportunity Hill Master Plan Area. A map of the Opportunity Hill Master Plan Area has also been provided at the end of this chapter.
[b] General Commercial with a Residential Overlay. The RO-Residential Overlay district provides for the development of attached medium-density and attached high-density residential uses in the General Commercial, Neighborhood Commercial, Office Commercial, and Business Park districts. Refer to Table 45 for examples of projects constructed in residential overlay zones.
[c] RE-1 zoning applies to the residential component of the approved Lagoon Valley Specific Plan. The project has development entitlements, including a Planned Development which dictates the housing mix, densities, and total unit count.
[d] Refer to Section 6.3 for Information Regarding the Callen Street Rehabilitation Project.
[e] See Section 6.4, Secondary Living Units, for a description of these units.
Source: City of Vacaville Web Community Development Department.

Opportunity Hill Master Plan Area (Site 2) – In April 2008, the City Council adopted the *Opportunity Hill Master Plan and Design Guidelines* document. The Opportunity Hill project is located within the boundaries of the Downtown Residential Urban High Density zoning district that will revitalize portions of the Downtown Area. Land use recommendations identified by the Master Plan include retail, office uses, housing opportunities (including live/work units, for-sale, and an affordable housing component), entertainment and restaurant uses, and a continuation of heritage tourism that celebrates Vacaville's rich history. Additional discussion about the Opportunity Hill Master Plan area is provided in Section 6.2 of this Chapter. In addition, a map of this area and the *Opportunity Hill Master Plan and Design Guidelines* document has been included in Appendix B. Also in 2008, ABAG approved the Downtown Vacaville Area as a PDA for inclusion in FOCUS, the San Francisco's Bay Area's Regional Blueprint Plan, and this PDA has remained as part of the One Bay Area Sustainable Communities Strategy for the Bay Area, approved in 2013.

The current density range for the RUHD overlay district is 20.1 to 36 units per acre. When the City Council adopted the Opportunity Hill Master Plan, they also initiated a General Plan Amendment to permit up to 65 units per acre to be constructed within this area. For the purpose of the land use inventory, the realistic development capacity for this area was calculated at 24 units per acre, which is permitted by the existing General Plan, and reflects the upper end of the density range for the Residential High Density land use designation.

Ulatis Creek crosses the site and therefore development on the site is subject to regulations and permitting requirements associated with potential riparian impacts. Development along the creek corridor also has the potential to impact Swainson's Hawk and Burrowing Owl conservation areas. Areas adjacent to the creek are subject to "very high" risk of liquefaction potential, according to mapping prepared for the General Plan Update EIR. Potential effects from geologic risks could be mitigated through the preparation of a soils report prior to development and adherence to applicable building code requirements.

Harbison Drive at Ulatis Drive (Site 3) – The 8.9-acre property consists of three parcels owned by one property owner, and is located within Area 1B of the Allison Business Park Policy Plan, on the northwest corner of Harbison Drive and Ulatis Drive. The site is currently vacant and located adjacent to the City's future regional and intermodal transit/transportation facility. In November 2008, ABAG approved the Allison Policy Plan Area as a Planned Development Area (PDA) for inclusion in FOCUS, and it has remained a PDA as part of One Bay Area.

In 2008, the Harbison Drive site was rezoned from Office Commercial (CO) to Office Commercial with a Residential Overlay (CO (RO)) at the request of the property owner. The Residential Overlay (RO) District permits 8.1 to 24 units per gross developable acre, and provides opportunities for multi-family residential uses, including townhouses, condominiums, and apartments, and may include a mixed-use project with residential units over office. The site was deemed suitable for residential development based on its reasonable proximity to schools, parks, commercial uses, other residential developments, and the City's intermodal transit/transportation facility. Infrastructure is available to the site.

Historically, multi-family projects constructed in RO zones have averaged 20 units per acre, as illustrated in Table 45. Residential uses are subject to a Planned Development approval, in compliance with the development standards for the Residential Overlay (RO) zone district (Section 14.09.106 of the Land Use & Development Code). An Initial Study and Negative Declaration were prepared for the project site at the time of its rezoning. The Negative Declaration concluded that there were no significant environmental constraints on the project site.

Hillside Lane (Site 4) – This 1.1-acre site is zoned Residential High Density (RHD) and contains a single-family home. The site is located at the end of a small lane leading to several small apartment buildings. The site contains slopes that do not exceed 25 percent slope. The slopes and other potential environmental impacts could be mitigated. A high-density residential project consisting of 10 units or more would be subject to a Planned Development. There are no entitlements on this site; however, all infrastructure is available to service the site.

TABLE 45 EXAMPLES OF PROJECTS CONSTRUCTED IN RESIDENTIAL OVERLAY ZONES

Name	Acreage	Zone	Constructed Units	Resulting DU per ac
Northpointe Apartments	17.9	CG (RO)	312	17
River Oaks	14.5	CG (RO)	312	22
The Commons	11.8	CG (RO)	208	18
Quinn Crossing Apartments	14	CG (RO)	222	16
Saratoga Senior Apartments (Phase 2)	6.2	CO (RO)	120	19
Rose Garden Senior Apartments (Phase 3)	2.2	CO (RO)	52	23
Walnut Grove Senior Apartments	5.4	CO (RO)	117	22
		Average Density		**20**

Source: City of Vacaville Community Development Department.

Lagoon Valley Senior Restricted Townhomes (Site 5) – In 2005, the Lower Lagoon Valley Project Vesting Tentative Map and Planned Development was approved. The project has a development "footprint" of approximately 862± acres and consists of:

- a 412-acre residential community clustered into three residential areas (Villages 1, 2, and 3) providing 850 single-family detached homes (including 75 units affordable to moderate-income households) and 100 age-restricted (senior) attached townhouses;
- a 240-acre golf course with a clubhouse and recreational complex;
- a 50-acre business village providing up to 700,000 sq. ft. of office space;
- an 11-acre mixed-use town center, including up to 50,000 sq. ft. of neighborhood-serving retail and 51 affordable housing units;
- a 1.5-acre fire station site;
- an 8-acre park with recreational facilities;
- a 71-acre open space/biological preserve area;
- a 17.5-acre church parcel; and
- a lower landscape berm on approximately 49 acres as well as some buffer space adjacent to Interstate 80 along the church parcel.

The Vesting Tentative Map created 850 residential lots ranging in size from 4,000 sq. ft. to over an acre for some of the custom home lots. Individual lots for the 100-unit, age-restricted to seniors 55+ years townhouse development and the 75 moderate-income restricted units in the Town Center were not created with this map; however, the parcels have been created for these uses. The 100-unit age-restricted (senior) townhouse development is likely to be affordable to low-income households based on the existing rental rates for senior restricted apartments. Development and design standards for these projects have been included in the Lower Lagoon Valley Planned Development. These projects are permitted by the Planned Development and would be subject to a design review, unless the developer seeks deviations from the development standards. Deviation from the development standards would require a modification to the Planned Development.

In addition to the residential lots, other parcels are being proposed for a variety of land uses, ranging from small landscape buffers to large parcels to be dedicated for public open space. Some of the more major parcels include: a 52-acre business village parcel, a 10-acre town center parcel, an 8-acre neighborhood park parcel, a 1.5-acre fire station parcel, a 17.5-acre parcel as a site for a future church, three parcels totaling 240 acres for the golf course, and two parcels totaling 69.5 acres to become part of Lagoon Valley Park.

The site is located approximately two miles southwest of developed portions of the City, along Interstate 80. It is separated from the rest of the City by foothills designated as Open Space. Due to its location, infrastructure is not currently available to the site. Infrastructure would be extended to the project site by the developer as part of the development project. The public improvements plans for the project are nearly complete. An EIR addressing infrastructure and environmental constraints was prepared and certified for this project. A Statement of Overriding Considerations was adopted for environmental impacts to visual resources, cumulative traffic, farmland conversion, operational air quality, and construction noise that could not be mitigated. The EIR determined that infrastructure could be extended to the site.

Leisure Town Apartments (1) (Site 6) – A 157-unit retirement apartment community, known as Merrill Gardens, is located adjacent to Site 7. Prior to being purchased by a development group in 2008, Site 7 was owned by the same healthcare company who owned Merrill Gardens. It is likely that this site was originally intended to provide land for expansion of the senior community. The land is zoned for high-density development within an age-restricted community. There are no known environmental constraints on this site and all infrastructure is available to service the site. A high-density residential project consisting of 10 units or more would be subject to a Planned Development. There are no entitlements on this site.

Leisure Town Apartments (2) (Site 7) – This site is located across from Site 6. The land is zoned for high-density development within an age-restricted community. There are no known environmental constraints on this site and all infrastructure is available to service the site. A high-density residential project consisting of 10 units or more would be subject to a Planned Development. There are no entitlements on this site.

Markham Area Apartments (1) (Site 8) – This 0.31-acre triangular-shaped property is bordered by Rocky Hill Road and Markham Avenue. The surrounding neighborhood contains several apartment complexes, including complexes located directly north, west, and south of this site. The site slopes to the east. The slope does not exceed 25 percent grade. Development will be required to mitigate drainage and slope related issues. There are no other known environmental constraints and all infrastructure is available to service the site. There are no entitlements on this site. Based on a preliminary site plan the City had reviewed for this site, it is feasible to construct up to six units on this site with the approval of a Planned Development, which would permit deviations from standard development standards, such as setbacks.

Markham Area Apartments (2) (Site 9) – This 1.42-acre site is owned by the City as Housing Successor to the former Vacaville Redevelopment Agency. The site slopes from the rear of the property to the front. The slope does not exceed 25 percent. Development will be required to mitigate drainage and slope related issues. There are no other known environmental constraints on this site and all infrastructure is available to service the site. As of October 2014, the City has entered into a disposition, development, and loan agreement with Trower Housing Partners, to build 41 units on the site that will be made affordable to low-income military veteran households and families. The new units will be constructed in tandem with the rehabilitation of 51 apartments on Meadows Court.

North Village Apartments (Northern Site) (Site 10) – This 15-acre site is located within the North Village Specific Plan (NVSP) area, which has a valid Development Agreement. The NVSP identifies this site as a high-density apartment site with 255 units. To assist in streamlining the review and approval process, the adopted NVSP includes multi-family design and parking standards. The administrative site plan approval process is described in detail in the governmental constraints section of the element. An EIR addressing infrastructure and environmental constraints was prepared and certified for this project. Mitigation measures have been incorporated in the NVSP and Planned Development approval. Future development of this site will be subject to a Design Review.

Nut Tree Residential (Site 11) – Development of this site would occur as part of the Nut Tree Ranch Policy Plan and Master Planned Development. The 10-acre site has been approved for a 216-unit apartment complex. The site is located on Nut Tree Road, behind the main Nut Tree Retail Phase 1 shopping center. Specifically, the project consists of the construction of nine three-story residential buildings (with patios and balconies) and one clubhouse building (single-story); 449 parking spaces, including carports, garages, guest parking, and 5 RV stalls; clubhouse with pool and bocce court; and two open space recreation areas. The project includes six unit types and floor plans ranging in area from 783 sq. ft. (one bedroom/one bathroom) to 1,402 sq. ft. (three bedroom/two bathroom unit). A Mitigated Negative Declaration prepared for the Nut Tree Ranch Policy Plan and Master Planned Development found that all significant impacts associated with development of the site could be mitigated to less-than-significant levels.

Southtown Phase 1A (Apartment Site) (Site 12) – This 9.93-acre site is zoned RHD and is located within the Southtown residential project. The Southtown development is located within close proximity to Travis Air Force Base, California State Prison at Solano, and the California Medical Facility – all major employers for the City of Vacaville. The project has a valid Development Agreement and Planned Development, which designates this site as a high-density site. The development agreement is valid until 2014. An EIR and mitigation monitoring program have been created for the Southtown development. Mitigation measures have been incorporated in the Southtown Planned Development approval. A high-density residential project at this location would be subject to a staff-level design review, providing the project proposal was consistent with the development and design standards stated in the Southtown Planned Development. Infrastructure is available to service the site.

Vaca Villa Town Homes (Site 13) – This 2-acre site contains a recorded final map for a 19-unit condominium project. The map was recorded in 1983. The site is bordered by Alamo Creek on the north, and Laguna Creek on the south. Development adjacent to creeks can be difficult due to required setbacks, potential Indian remains, and biological constraints. Development of this site may require substantial environmental mitigation. A high-density residential project consisting of 10 units or more would be subject to a Planned Development.

Vanden Town Home Site (Site 14) – This 8.4-acre site is owned by the City of Vacaville Redevelopment Agency. Assembly Bill (AB) 1X 26 and AB 1484 require all Housing Successor properties to be used for affordable housing purposes. Or, if these properties are disposed of for other purposes, the sale proceeds must be used for affordable housing purposes. City staff has prepared a Development and Disposition Strategy that provides the framework for selling and/or developing the Housing Successor properties. This strategy plan proposes that this site be developed with affordable housing. The site is zoned for medium density residential. The site is located within close proximity to Travis Air Force Base, California State Prison at Solano, and

the California Medical Facility – all major employers for the City of Vacaville. The site has had previous project approvals, all of which have expired. The site contains no known environmental constraints. Future development of this site will likely require a Planned Development and Negative Declaration. This site has no entitlements.

Callen Street Rehabilitation Project (Phase Two) (Site 15) – An analysis and map of this project has been provided in Section 6.3, Substantially Rehabilitated Units, of this Chapter.

Secondary Living Units (Citywide Sites) –Secondary living units are discussed in Section 6.4, Secondary Living Units, of this chapter.

Other Residential High-Density Lands

The City contains several other underutilized parcels zoned for high-density residential development. Two of these areas were included in the previous Housing Element as "Downtown Underutilized Land (Stevenson Area)" and "Downtown Underutilized Land (West/Kendal area)." The Stevenson area contains 1.81 acres, and the West/Kendal Area consists of 4.09 acres. Cumulatively, these two sites have the potential to accommodate an additional 79 high-density units. These areas currently contain single-family homes and duplexes on individual lots, and it is not anticipated that these areas will be redeveloped within the timeframe of this Housing Element. These areas have not been included in the sites inventory.

Sites for Moderate-Income Housing

The moderate-income sites inventory includes site identification numbers, which correspond to the numbers in Figure 1, a name, APNs, acreage, potential buildout capacity, zoning, General Plan designation, existing use, and any known environmental constraints. As shown in Table 46, the City has the ability to accommodate an additional 579 housing units for households with moderate income.

Lagoon Valley Moderate Density Site (Site 16) –The Lower Lagoon Valley Project Vesting Tentative Map and Planned Development was approved with 75 units required to be affordable to moderate-income households. The income-restricted units will be constructed as part of a mixed-use development within the Lagoon Valley project. These units shall be deed restricted as affordable units for a period not less than 30 years. An EIR addressing infrastructure and environmental constraints was prepared and certified for this project, and mitigation measures have been incorporated in the project.

North Village Medium Density Residential Sites (Site 17) – This 12.2-acre site is identified as Planning Area 28 in the North Village Specific Plan (NVSP), which has a valid Development Agreement and is currently under construction. An EIR addressing infrastructure and environmental constraints was prepared and certified for this project. Mitigation measures have been incorporated in the NVSP and Planned Development approval. Future development of this site will be subject to a Design Review. This site is identified as a medium-density residential site with the capacity for 98 single-family homes. The minimum lot size for this site is 3,600 square feet. This lot size is comparable to the lots currently being sold in the Sanctuary Subdivision, Unit 4 of the North Village Development, which are affordable to moderate-income households. Refer to Table 23 in Chapter 4 for the representative "For Sale" housing developments.

TABLE 46 KEY SITES FOR MODERATE-INCOME HOUSING (PARTICULARLY TO ACCOMMODATE MODERATE-INCOME REGIONAL HOUSING NEED)

No.	APN(s)	Acreage	Realistic Capacity	Zoning Designation	General Plan Designation	Existing Use
16. Lagoon Valley Moderate Density Site						
	0128-050-070 (P)	10.3	75	RE-1[a]	Golf Course Estate	Vacant
17. North Village (PA28)						
	0106-240- 290 (P)	12.2	98	NVSP R1-3.6	Medium Density Residential	Vacant
18. North Village Medium Density Residential Site (Unit 6 – R1 3.6 Lots)						
	0106-240-290 (P)	17.3	115	NVSP R1-3.6	Medium Density Residential	Vacant
19. North Village Apartment Site (The Villas at North Village)						
	0133-030-160	9.9	228	NVSP RM	High Density Residential	Vacant
20. Southtown Core (Phase 3)						
	0136-110-040 (P)	11.3	63	RLM-3.6	Low Medium Density Residential	Vacant
Totals		**61.0**	**579**			

Note: (P) = Refers to a portion of a larger parcel to be subdivided in the future.
[a] RE-1 zoning applies to the residential component of the approved Lagoon Valley Specific Plan. The project has development entitlements, including a Planned Development, which dictates the housing mix, densities, and total unit count.
Source: City of Vacaville Community Development Department.

North Village Medium Density Residential Sites (Site 18) – This 17.3-acre site is identified as Planning Area 18 in the North Village Specific Plan (NVSP), which has a valid Development Agreement and is currently under construction. An EIR addressing infrastructure and environmental constraints was prepared and certified for this project. Mitigation measures have been incorporated in the NVSP and Planned Development approval.

This site has been approved for 115 medium-density residential lots. The minimum lot size for this project is 3,600 square feet. This lot size is comparable to the lots currently being sold in the Sanctuary Subdivision, Unit 4 of the North Village Development, which are affordable to moderate-income households. Refer to Table 23 in Chapter 4 for the representative “For Sale” housing developments.

North Village Apartment Site (Southern Site) (Site 19) – This 9.99-acre site is located within the North Village Specific Plan (NVSP) area, which has a valid Development Agreement. An EIR addressing infrastructure and environmental constraints was prepared and certified for this project. Mitigation measures have been incorporated in the NVSP and Planned Development approval. The NVSP identifies this site as a high-density apartment site with 170 units. As permitted by section 7.3.3.2 of the NVSP, units were transferred from other areas of the residential development to this site, increasing the unit count from 170 to 228 units. In December 2008, a 228-unit apartment complex, known as The Villas at North Village, received Planning approval, and grading permits were issued. Based on the current rental rates of newer apartment complexes, this development will likely be affordable to moderate-income households. See Table 21, in Chapter 4, for representative rental rates for apartment complexes.

Southtown Core (Site 20) – This 11.3-acre site is located within phase 3 of the Southtown residential project. The Southtown development is located within close proximity to Travis Air Force Base, California State Prison at Solano, and the California Medical Facility – all major employers for the City of Vacaville. The development agreement is valid until 2014. An EIR and mitigation monitoring program have been created for the Southtown development. Mitigation measures have been incorporated in the Southtown Planned Development approval. The Southtown Planned Development approval designates this site for low-medium density clustered single-family homes. This lot size is comparable to the lots currently being sold in the Sanctuary Subdivision, Unit 4 of the North Village Development, which are affordable to moderate-income households. Refer to Table 23 in Chapter 4 for the representative "For Sale" housing developments.

Sites for Above Moderate-Income Housing

The land inventory for above moderate-income housing is shown in Table 47. The table includes site identification numbers, which correspond to the numbers in Figure 1, a reference name, APNs, acreage, potential buildout capacity, zoning, general plan designation, existing use, and any known environmental constraints. The City has the ability to accommodate an additional 4,482 housing units for households with above-moderate income.

Opportunity Hill Master Plan Area (Analysis of Non-Vacant and Underutilized Sites)

The City's land inventory identifies key sites for lower income housing. One identified site, Site 2, is the Opportunity Hill Master Plan Area. The Opportunity Hill Master Plan Area is located within the Residential Urban High Density (RUHD) overlay district that currently provides for the development of high-density residential (up to 36 units per acre) and/or mixed-use development in the downtown area.

The RUHD overlay district encompasses approximately 250 properties with various land uses. Existing uses within the Opportunity Hill area include commercial uses (auto parts and service shops); service uses (a bank, auto insurance office, real estate office, and other office uses); industrial uses (a steel fabrication shop and glass shop); and public/institutional uses (religious uses, a gymnasium, and the Vacaville Heritage Council and Solano County Genealogical Society, both of which currently occupy the Old Town Hall). Refer to Appendix B (Table B-1) for a detailed list of parcels within the master plan area. The list includes APNs, acreage, realistic capacities, existing uses, and ownership information.

It is unlikely that many non-residential buildings within the downtown area of Vacaville will be demolished and replaced with mixed-use buildings, or that residential units will be constructed on top of existing non-residential units during the timeframe of this housing element. Therefore, for the purpose of the land use inventory, only the properties permitted to have standalone multi-family buildings and that have development potential during the timeframe of this housing element were included. Freestanding townhouse, condominium, and apartment development, or attached multi-family development as part of a mixed-use project, are allowed in separate buildings east of Wilson Street and Andrews Park between East Monte Vista Avenue and Mason Street. Future freestanding residential buildings are subject to the approval of a planned development or design review.

TABLE 47 SITES FOR ABOVE MODERATE-INCOME HOUSING

Site	Reference Name	APN(s)	Address	Acres	Units	Zoning Designation	General Plan Designation	Existing Use	Environmental Constraints
21	Amber Hills	133-011-030, 133-011-210, -022	East side of Browns Valley Road, north of Vaca Valley Parkway, and south of McMurtry Lane	19.12	38	RL-10 and RE-1	Residential Estate	The site consists of three residential parcels. Each parcel contains a small ranchette and one includes a horse corral. These parcels were annexed into the City in 2005.	Requires interim detention basin. Utilities are available.
22	Arroyo Vista	125-050-090	Southwest corner of Gibson Canyon Road and Fruitvale Road	3.87	3	RE-1	Low Density Residential	Vacant	Located adjacent to a creek. Potential Indian remains, elderberry bushes. Utilities are available.
23	Canyon View 1	129-140-010	Southeast corner of Gibson Canyon Road and Fruitvale Road	14.08	15	RE-20	Residential Estate	Vacant	Hillside Development. Slope and drainage mitigation required. Utilities are available.
24	CCC Property (RLM 4.5)	131-030-840, -860	Southeast corner of Allison Drive and Travis Way	14.91	102	RLM-4.5	Residential Low Medium Density	Vacant. Contains a non-producing orchard.	No known constraints.
25	Gaspar	132-320-170	Near the Northeast Corner of Peabody Road and Alamo Drive	9.51	60	RLM-4.5	Low Medium Density Residential	Vacant	Drainage issues must be mitigated.
26	Gibson/Vine Estates	129-020-090	Southwest corner of Gibson Canyon Road and Vine Street	9.01	8	RE-1	Residential Estate	Vacant	Hillside Development. Slope and drainage mitigation required. Utilities must be extended to site.
27	Knoll Creek	123-040-110	South of the intersection of McMurtry Lane and Whispering Ridge Drive	12.1	21	RE-10	Residential Estate	Vacant	Mitigation measures have been incorporated in the project approval.
28	Lagoon Valley Specific Plan	128 050 070, -110, -120, 167-030-020 thru -060	No address. Located south of the Butcher Road terminus, east of Interstate 80.	332	850	RE-1 3	Golf Course Estates	Vacant	Mitigation measures have been incorporated in the project approval. An EIR was conducted for the project. Utilities must be extended to the site.
29	Marshall Estates	127-080-040	West side of Marshall Road. Across from Majestic Oaks.	3.17	6	RL-10 & AH	Low Density Residential and Hillside Agriculture	Contains one single family home	A portion of the parcel is zoned as Agricultural Hillside. Slopes and drainage must be mitigated on the developable portion of the lot.
30	Marshall Road (Triangle Area)	131-100-130, -140	East of the intersection of Davis Street and Marshall Road	5.87	24	RL-8	Low Density Residential	APN 131-100-140 contains a small home that has been converted into a church. The land is	No known constraints.

TABLE 47 SITES FOR ABOVE MODERATE-INCOME HOUSING

Site	Reference Name	APN(s)	Address	Acres	Units	Zoning Designation	General Plan Designation	Existing Use	Environmental Constraints
								under-utilized and is surrounded by single family residences.	
31	Montessa	128-060-110 (P), 128-070-020	1222 California Drive	40	58	RL-6 & RL-10	Low Density Residential	Vacant	Mitigation measures have been incorporated in the project approval.
32	Southtown Commons (Moody Property)	136-120-020, -030	East side of Leisure Town Road, south of New Alamo Creek	39.4	215	RLM-3.6	Low Medium Density Residential	Under construction	Mitigation measures have been incorporated in the project approval.
33	Nob Hill Estates	125-390-020, -030, -040	End of Seneca Way	12.17	6	RE-15	Residential Estate	Two of the 9 units have been constructed. The remainder of the project site is vacant.	Mitigation measures have been incorporated in the project approval.
34	North Village Specific Plan (Future Phases North of the PG&E Right-of-Way)	106 240 290 (P), 106-270-130 (P)	North side of Vaca Valley Parkway between Interstate 505 and Leisure Town Road	225	784	Various	Various	Vacant	Mitigation measures have been incorporated in the project approval.
35	North Village Phase 6 (4,500 Lots)	133-030-280 (P)	North side of Vaca Valley Parkway adjacent to Interstate 505	10.9	63	NVSP-R1-4.5	Low Medium Density Residential	Vacant	Mitigation measures have been incorporated in the project approval.
36	Portofino 2	127-080-060	West side of Marshall Road, across from Three Oaks Community Center	1.26	7	RLM-C	Medium Density Residential	The site contains a small church located in a single family dwelling.	Mitigation measures have been incorporated in the project approval.
37	The Reserve at Browns Valley (Rancho Rogelio)	123-040-010	7019 Browns Valley Road	20.93	40	RE-10 and RE-1	Residential Estate	Under construction	Mitigation measures have been incorporated in the project approval.
38	Rogers Ranch	123-040-200	North of McMurtry Lane	12.97	28	RE-12	Residential Estate	Vacant	Mitigation measures have been incorporated in the project approval.
39	Southtown Phase 1a	0137-050-150	West side of Leisure Town Road, south of New Alamo Creek	33	141	RL-4.5	Low Density	Vacant	Mitigation measures have been incorporated in the project approval.
40	Southtown Phase 3	Various (Recorded Final Map)	Located between Vanden Road and Leisure Town Road, south of New Alamo Creek	39.8	179	RL-5	Low Density, Low Medium Density	Vacant	Mitigation measures have been incorporated in the project approval.
41	Spring Lane Unit 2	126-030-060, -070 (P)	End of Spring Lane	52.9	27	RE-12	Residential Estate	Vacant	Mitigation measures have been incorporated in the project approval.

TABLE 47 SITES FOR ABOVE MODERATE-INCOME HOUSING

Site	Reference Name	APN(s)	Address	Acres	Units	Zoning Designation	General Plan Designation	Existing Use	Environmental Constraints
42	Sterling Chateau 4	136-080-100 thru -120	Southeast corner of Alamo Drive and Vanden Road	13.62	54	RL-6	Low Density Residential	Under construction	Mitigation measures have been incorporated in the project approval.
43	Vine Glen (Breese)	129-170-010, -050	East side of Vine Street, north of Wesley Avenue	7.3	19	RL-6 & RE-20	Low Density Residential	Vacant	Mitigation measures have been incorporated in the project approval.
44	Vine Meadows	129-110-040	West side of Vine Street, south of Bascherini Reservoir	8.52	8	RE-10	Residential Estate	Vacant	Slopes and drainage must be mitigated.
45	Vine Trees	129-140-060	East side of Vine Street	18.48	20	RE-10	Residential Estate	Vacant	Slopes and drainage must be mitigated.
46	Brighton Landing Specific Plan	135-080-010 thru -030 and 0135-090-070	Southeast corner of Elmira Road and Leisure Town Road	217	767	RL-6, RLM-4.5, RLM-3.6	Residential Low and Residential Low Medium Density	Under construction	Mitigation measures have been incorporated in the project approval.
47	Vanden Meadows Specific Plan	0137-030-130 and -140, and 0137-050-010, -020, -090, -100, 110, -120, -130, -140	North of Foxboro Parkway, between Nut Tree Road and Vanden Road	265	939	Various	Residential Low Density	Vacant	Mitigation measures have been incorporated in the project approval.
Total				**1,441.89**	**4,482**				

At the time the *Opportunity Hill Master Plan and Design Guidelines* document (shown in Appendix B) was adopted, the former City of Vacaville Redevelopment Agency and the City of Vacaville, hereby collectively referred to as "the City," had acquired approximately 5 acres of land within the Opportunity Hill Master Plan area where freestanding residential buildings are permitted. The majority of City owned properties are located on three of the six blocks forming the Opportunity Hill Master Plan Area. Referring to the County Assessor's parcel map books, the City owns 2.82 acres of adjoining property on block 130-123. On block 130-203, the City owns 2.54 acres of contiguous property. All City owned properties are vacant. Previous uses were demolished and removed.

Recommended development patterns for the Master Plan area include high-density residential (up to 65 units per acre) on the City owned Opportunity Hill Site with ground floor commercial/retail along Main Street. The Depot Site is envisioned as high-density residential (up to 65 units per acre) with ground floor commercial/retail uses facing McClellan Street.

This project will be an infill project. Infill residential projects are subject to the Infill Standards for Residential Development, which require infill projects to be compatible in design to adjoining residential uses. However, the Master Plan includes design guidelines that deviate from the City's standard residential design guidelines. The purpose of these guidelines is to maintain downtown Vacaville's historic character while providing mixed-use and high-density residential uses. Having adopted design guidelines will assist developers on getting all required entitlements in an expedited timeframe, while ensuring that downtown maintains a cohesive aesthetic. Many of the design requirements were adopted as development incentives. A description of all the various design requirements is provided in the Master Plan document attached in Appendix B.

In order to facilitate the implementation of the Opportunity Hill Master Plan and Design Guidelines, a General Plan and Zoning Ordinance amendment will be necessary to allow for the land uses recommended in the Master Plan (mixed-use/65 dwelling units per acre residential) in the project area. Program H.1 - I 13 will implement the Opportunity Hill Master Plan by identifying lands to be rezoned and require a General Plan Amendment to permit up to 65 dwelling units per acre. In addition, the City is currently updating its General Plan. The Adopted General Plan includes an action (Action LU-A16.4) in the Land Use Element that directs the City to amend the Residential Urban High Density Overlay on the Opportunity Hill and Depot Street sites to allow up to 65 dwelling units per acre.

The current RUHD overlay district density range is 20.1 to 36 units per acre. The minimum density for this overlay district is not proposed to change. By maintaining the minimum default density for suburban communities identified by HCD, the City can include properties within this boundary in its inventory of residential sites for lower income households.

Lot Consolidation

The City has a long history of successfully facilitating lot consolidation for the purposes of accommodating high-density residential rehabilitation and new construction development, affordable to lower-income households. For example, the City has assisted both a local non-profit housing corporation, Vacaville Community Housing (VCH) and a private developer, Bay Development, Inc. (Bay) in the acquisition and rehabilitation of 544 poorly managed, substandard apartments formerly owned by a patchwork of ownership as shown in Table 48.

TABLE 48 OWNERSHIP OF ACQUIRED AND REHABBED UNITS

Vacaville Community Housing	
Willows Apartments	157 units
Orchard/Maples Apartments	168 units
Vacaville Highlands Apartments	11 units
Meadows Court Townhomes	51 units
Subtotal	*387 units*
Bay Development, Inc.	
Vacaville Gables Apartments	65 units
Hillside Senior Apartments	15 units
Meadows Apartments	65 units
Rocky Hill Ltd Apartments	12 units
Subtotal	*157 units*
Total	**544 units**

The City collaborated with VCH during 1991-2007 to facilitate and accomplish the acquisition of 65 separate parcels from 38 separate owners, which would be operated and managed as affordable housing. The City and the Agency also participated by providing the funding mechanisms for the property acquisitions and to rehabilitate the 387 total VCH-owned units. Funding sources included the City's Home Investment Partnership Program (HOME), the Agency's Low-Income Housing Set-Aside Funds (LIHF), and Agency tax-exempt bonds to provide loans to the project. This consolidation has resulted in a cohesive neighborhood of housing that is affordable to households with incomes at or below 60 percent of the area median income, 50 percent of the area median income, and 30 units restricted to households with incomes below 30 percent of the area median income. These units will continue to be affordable until the year 2065 as required by recorded covenants.

During 1998-2005, the private developer, Bay, formed a partnership with VCH. In partnership with the City and Agency, the partnership acquired and conducted rehabilitation of 157 units located on 42 separate parcels, previously owned by 15 separate owners, to be operated and managed as affordable housing. In addition to funding sources secured by the developer which included private loans, owner contributions, tax credits, and tax exempt bonds, the City's HOME Program and the Agency's LIH Set-Aside funds were used to provide loans to the project. As with VCH projects above, this consolidation resulted in a cohesive neighborhood of housing that is affordable to households with incomes at or below 60 percent and 50 percent of the area median income. The affordability requirements for these units will be in effect for 20 years from the date of occupancy.

The Agency also has experience with lot consolidation for the purpose of new construction of affordable housing. In 2001, the City and Agency collaborated with the Bay/VCH partnership to construct a new multi-family affordable housing complex. The complex was constructed on an 8.29-acre site that was created by consolidating and rezoning 12 separate parcels. The Agency purchased four lots comprising approximately three acres and Bay purchased the remaining

lots. In addition to private financing that was contributed to the project, the City and Agency provided construction loan financing to the developer using its HOME and LIHF Set Aside. Rents are restricted until the year 2023 to households with incomes at or below 60 percent of the area median income and 50 percent of the area median income.

Additional lot consolidation efforts for acquisition and rehabilitation for affordable housing purposes is demonstrated by the Agency's latest acquisition. In 2007, using Agency Low Income Housing Set-Aside funds and taxable bonds monies, the City of Vacaville Redevelopment Agency acquired several market-rate multi-family residential complexes along Callen Street: 18 four-plexes, three duplexes, and one eight-plex, totaling 86 units. The goal of these acquisitions is to substantially rehabilitate/demolish and newly construct these units for the purpose of providing affordable housing. The outcome will be the revitalization of the neighborhood in which they are located. (For additional information about the Callen Street Rehabilitation Project, see Section 6.3 of this document.)

Feasibility Study

A number of development scenarios were studied for the City-owned Opportunity Hill and Depot Street projects (see Section 4.4-2, "Opportunity Hill Project" and Section 4.4-3, "Depot Street Project" of the Master Plan). Although current residential market conditions in Vacaville favor the less dense townhome project scenarios, the goals and objectives of this Master Plan are best supported by the higher density project scenarios for the Opportunity Hill and Depot Street sites.

The City can take several actions to help encourage higher density residential development in the Opportunity Hill area. Recommended strategic actions are described in Section 4.4-4, "Summary of Findings" and Section 4.5, "Supporting Strategies" of the Master Plan. In addition, the Agency will utilize various methods available to solicit development proposals for the Opportunity Hill and Depot Street projects and/or portions of the projects that will support the goals and objectives of this Master Plan. The developer(s) and/or project(s) that provide the best quality development and fit for the Opportunity Hill area, consistent with this Master Plan and any other City requirements and conditions will be analyzed.

A project feasibility analysis for the Opportunity Hill and Depot Street projects analyzed three development scenarios created for each site. These land use scenarios represent a range of residential densities, commercial, and parking assumptions. The development feasibility analysis makes assumptions about anticipated construction, legal, financing, architecture, and engineering costs; property taxes; government fees; and other overhead costs for developers. The assumptions about development costs are based on the experiences of developers actively building in Solano, Sacramento, and Yolo Counties. The cost data are also based on the 2007 R.S. Mean Square Foot Construction Costs Manual, which estimates construction costs by type and region. Beyond construction costs, prevailing financing rates, property taxes, and estimated government fees were also determined by contacting local lenders, planners, and brokers.

The analysis assumed that 20 percent of new housing units would be sold to low- and moderate-income households. Half of these units, or 10 percent of the total units, would be sold to low-income households and the remainder would be sold to moderate-income households. In many of the higher density scenarios, the calculated price of moderate-income affordable housing is only slightly lower than the market price. Reducing unit sizes only slightly would make many of the market-rate two-bedroom units affordable to moderate-income households. This would allow some units to be sold without resale restrictions or agency oversight.

The feasibility study concluded that although the current housing prices and construction costs in Vacaville favor medium-density townhomes in the downtown area, the City supports the development of higher density scenarios that inject more pedestrian and retail activity into the area. A higher density housing development component is also supported due to the use of Low Income Set Aside Funds for acquisition of many properties in the Opportunity Hill area. The higher density will help ensure that the affordability requirements of these Set Aside Funds are met and/or the Fund is reimbursed. Under current market conditions, higher density mixed-use construction is not economically feasible because the higher construction costs cannot be offset by sale (or rental) prices. The land inventory focuses on stand-alone high-density buildings, and does not include mixed-use construction.

Availability of Regulatory and/or Other Incentives

The Master Plan represents the first step in the revitalization of the Opportunity Hill area. The Master Plan sets forth a set of actions that serve as a focus for continued efforts toward downtown revitalization. It also provides a framework for priority actions and future implementation efforts. As each priority action item is implemented, the Agency can move forward to review additional opportunity sites and steps to advance its downtown revitalization efforts.

The following is a partial list of objectives identified in the Master Plan. These objectives provide the guiding framework and are associated with a number of strategies and implementation actions, as described in Chapter 4, “Strategy for Downtown Development,” and Chapter 5, “Implementation,” of the Master Plan (attached in Appendix B).

1. Provide opportunities for new high-density affordable housing within the downtown area.
2. Allow an increased density of up to 65 units per acre in the Opportunity Hill area, compared to the maximum 36 units per acre currently allowed by the City in the RUHD overlay district.
3. Complete studies and improvements to the Opportunity Hill area infrastructure systems to adequately serve the full buildout of the Opportunity Hill area, consistent with the zoning change recommendations of this Master Plan.
4. Ensure adequate and convenient parking for new uses that is easily accessible, highly visible, and that supports a sense of personal security and safety.

A major goal of the City is to encourage the development of housing to meet the needs of residents at all income levels and abilities, including public employees, retail workers, active adults, and persons with disabilities.

In addition to the identifying objectives, the Master Plan recommends several implementation steps. One suggested implementation task is to determine the best methods to solicit development proposals from qualified parties or entities to develop the area in different phases by various developers. This process may involve the City initiating negotiations with individual developers or conducting a Request for Proposal/Qualifications process as needed. Other identified implementation priorities identified in the Master Plan include:

1. Develop opportunity sites through solicitation of development proposals.
2. Initiate General Plan amendments and zoning changes to implement the land uses and design guidelines recommended in the Master Plan.

3. Complete the infrastructure system plans and improvements to serve the build-out of the Opportunity Hill area.
4. Amend the downtown parking zoning ordinances to:
   - expand the downtown parking district that includes the Opportunity Hill area,
   - reduce the number of podium parking spaces required for small residential units between 650 and 1,050 square feet, and
   - allow on-street parking to count toward commercial parking requirements.

5. Work with the owners of the adjacent opportunity sites in the downtown area to develop those sites, including:
   - the proposed mixed-use project at Wilson and Main Streets, and
   - the site located at McClellan and School Streets owned by the Vacaville School District.

Approval of the Master Plan established a project description that would be used for the purpose of preparing General Plan and Zoning Ordinance amendments for adoption. The action strategies proposed in this document would initiate City activities that would be brought back to Planning Commission and City Council for specific adopting actions, including revising the General Plan to allow higher density residential development and incorporating design standards into existing zoning categories where appropriate to facilitate development of new projects. The action steps would also include amending City requirements for parking (parking standards and/or potential revisions to the adopted Downtown Parking District), preparing City capital improvement projects for adoption (utility infrastructure, streetscape/landscape improvements, etc.) and other City projects that would accomplish the action strategies in the Plan.

Further, staff will be analyzing other implementation strategies identified in the Plan (infrastructure and parking improvements, public and private financing strategies, improving pedestrian linkages and connections, and improving signage and wayfinding) in order to develop recommendations for timelines to complete action items to further facilitate revitalization of the Opportunity Hill area.

Implementation Financing Tools

Potential funding sources are key components for the implementation of a successful Master Plan. The following list identifies potential funding sources that may be available or pursued in implementing the Opportunity Hill Master Plan:

- Special Assessment District
- Mello-Roos Community Facilities District
- Regional, State, and Federal Funding Sources
- Transportation Development Act
- Regional Transportation Improvement Program
- Livable Communities Initiative
- The Brownfield Economic Development Incentive
- Vacaville's Downtown Loan Program

A description of each of these potential financing tools is provided in the Master Plan included in Appendix B.

Priority Development Area

In November 2008, the Association of Bay Area Governments (ABAG) approved the Downtown Vacaville Area as a Priority Development Area (PDA), and it is so designated under *Plan Bay Area*, the Bay Area's Sustainable Communities Strategy, created as part of the Bay Area's Regional Transportation Plan (RTP) in response to Senate Bill (SB) 375 (the Sustainable Communities and Climate Protection Act). *Plan Bay Area* sets a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from cars and light trucks, beyond the per capita reduction targets identified by the California Air Resources Board (CARB). Part of the Plan's strategy is to direct over two-thirds of all regional growth to the PDAs. PDAs are infill opportunity areas where the community has committed to developing housing, amenities, and services in pedestrian-friendly areas served by transit. They are eligible for grant funds to assist with the costs of planning, infrastructure improvements, and construction.

6.3 SUBSTANTIALLY REHABILITATED UNITS

Government Code Section 65583.1(c) permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) in the Housing Element, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing.
- Conversion of multi-family rental units from non-affordable to affordable.
- Preservation of at-risk housing.

To qualify, a community must include a housing program committing the local government to provide units in that income category within the city or county that will be made available through the provision of committed assistance during the planning period covered by the element to low- and very low income households at affordable housing costs or affordable rents. Two rehabilitation projects are described below and demonstrate the City's progress in rehabilitating affordable units in the city.

Callen Street Rehabilitation Project

In 2006, using Redevelopment Agency Low Income Housing Set-Aside funds and taxable bonds monies in the amount of $18 million, the City of Vacaville Redevelopment Agency acquired market-rate multi-family residential complexes along Callen Street, Bennett Hill Drive, and Bennett Hill Court: 18 four-plexes, three duplexes, and one eight-plex. These properties, shown in Figure 2, were retained by the City, as Housing Successor Agency following the dissolution of redevelopment agencies in 2012. Figure 2 illustrates the location of this project, and Table 49 identifies the 66 units for Phase Two that are included in the housing sites inventory for this project.

The overall Callen Street project consists of two phases of acquisition and rehabilitation/new construction activity in the Callen Street area resulting in the creation of 118 new affordable rental units. In 2013, the first phase of the Callen Street Rehabilitation development project was approved. This phase of the project consists of the acquisition and rehabilitation of 52 affordable rental units on Bennett Hill Drive/Court. Rehabilitation of all 52 units creates permanently affordable housing for households making less than 60 percent of the area median income. Of these units, five units are affordable to extremely low-income households.

FIGURE 2 CALLEN STREET REHABILITATION PROJECT MAP

City of Vacaville
Community Development Department

TABLE 49 CALLEN STREET REHABILITATION PROJECT PROPERTIES

APN	Address		Use	Notes
Phase I - Bennett Hill Drive/Court				
0129-271-020	205	Bennett Hill Drive	4 Units	
0129-271-030	207	Bennett Hill Court	4 Units	
0129-271-040	213	Bennett Hill Court	4 Units	
0129-271-050	219	Bennett Hill Court	4 Units	
0129-271-060	225	Bennett Hill Court	4 Units	
0129-271-070	231	Bennett Hill Court	4 Units	
0129-271-080	237	Bennett Hill Court	4 Units	
0129-271-090	243	Bennett Hill Court	4 Units	
0129-271-100	249	Bennett Hill Court	4 Units	
0129-271-110	255	Bennett Hill Court	4 Units	
0129-271-160	225	Bennett Hill Drive	6 Units	
0129-271-170	231	Bennett Hill Drive	6 Units	
0129-271-190	267	Bennett Hill Court	n/a	New Opportunity House (Homeless Shelter)
		Total	**52 Units**	
Phase II - Callen Street				
0129-331-050	1355	Callen Street	4 Units	Rehabilitation Building
0129-331-030	1367	Callen Street	4 Units	New Building
0129-292-020	1373	Callen Street	4 Units	New Building
0129-293-040	1385	Callen Street	4 Units	New Building
0129-293-030	1391	Callen Street	4 Units	New Building
0129-292-020	1408	Callen Street	4 Units	New Building
0129-291-060	1413	Callen Street	4 Units	New Building
0129-292-030	1414	Callen Street	4 Units	New Building
0129-291-050	1419	Callen Street	4 Units	New Building
0129-291-040	1425	Callen Street	4 Units	New Building
0129-291-030	1431	Callen Street	4 Units	New Building
0129-292-060	1432	Callen Street	2 Units	Rehabilitation Building
0129-291-020	1437	Callen Street	4 Units	New Building
0129-292-070	1438	Callen Street	2 Units	Rehabilitation Building
0129-291-010	1443	Callen Street	4 Units	New Building
0129-273-010	1444	Callen Street	2 Units	Rehabilitation Building

APN	Address		Use	Notes
0129-272-060	1449	Callen Street	4 Units	New Building
0129-272-050	1455	Callen Street	4 Units	New Building
		Total	**66 Units**	

Source: City of Vacaville Housing Successor Agency, Community Development Department, and MetroScan.

In 2014, the second phase of the Callen Street Rehabilitation development project was approved. This phase of the project consists of the acquisition and rehabilitation of 66 rental units in the Callen Street Area. Rehabilitation of all 66 units creates new permanently affordable housing for households earning less than 60 percent of the area median income.

Phase One of the Callen Street Rehabilitation Project is not being counted towards the RHNA due to the timing of financial commitments for the project. Pursuant to Section of 65583.1(2)(B) of the Government Code, the City is counting the substantial rehabilitation of the 66 units within Phase Two of the Callen Street Rehabilitation project as new construction to help meet the RHNA numbers for lower income households. Table 50 lists the State requirements that must be met in order to count substantially rehabilitated units towards the City's fair share of housing needs (RHNA) as it applies to Phase Two of the Callen Street Rehabilitation project.

TABLE 50 REQUIREMENTS TO COUNT SUBSTANTIALLY REHABILITATED UNITS TOWARDS RHNA

Gov. Code 65583.1(B)		Requirement Met
Units were converted with committed assistance from the city from non-affordable to affordable by the purchase of affordability covenants		X
Units were not acquired by eminent domain		X
Units constitute a net increase in housing affordable to low and very low income households		X
(i)	Units are affordable to low- or very low income households	X
(ii)	Identified units for acquisition were not available at affordable housing cost to either of the following: Low-income households if the unit will be made available to low income households Very low income households if the unit will be made available to very low income households	X
(iii)	Units were not occupied by low or very low income households or the local government offered relocation assistance to displaced families	X
(iv)	The unit was in decent, safe, and sanitary condition at the time of occupancy	X
(v)	The units have long-term affordability covenants and restrictions that require affordability to low- or very low income households for not less than 55 years	X

Callen Street Rehabilitation Project – Phase II Compliance with Gov. Code 65583.1(B)

In 2006, using Redevelopment Agency Low Income Housing Set-Aside funds and taxable bonds in the amount of $18 million, the City of Vacaville Redevelopment Agency acquired market-rate multi-family residential complexes along Callen Street, Bennett Hill Drive, and Bennett Hill Court. These properties were retained by the City, as Housing Successor Agency

following the dissolution of redevelopment agencies in 2012. The properties located within Phase II of the Callen Street Rehabilitation Project were not obtained by eminent domain, and the acquired units were previously market rate units.

On April 13, 2013, the Department of Finance (DOF) authorized the Housing Successor Agency to access $6,200,000 of the 2006 Affordable Housing Bond proceeds for the purpose of developing affordable housing. Staff reinitiated negotiations with CFY Development, Inc. (CFY) and Vacaville Community Housing (VCH) who proposed a two-phase project to complete the acquisition and rehabilitation/new construction of 130 affordable apartments in the Callen Street/Bennett Hill area. On July 9, 2013, the City Council approved a Disposition, Development, and Loan Agreement (DDLA) for Phase I securing a $4,355,639 City commitment, and an Exclusive Negotiating Rights Agreement for Phase II with the partnership.

On August 12, 2014, the City of Vacaville approved the Disposition, Development and Loan Agreement between the City of Vacaville and Callen Street Investors, L.P. (the legal partnership of CYA and VCH) for Phase II of the Callen Street project committing an additional $6,905,000. As previously noted, Phase II of the project consists of acquiring 18 Housing Successor owned parcels on Callen Street to be rehabilitated and/or demolished/rebuilt to create permanently affordable rental housing and the construction of a community room for neighborhood activities. The affordability levels of the 66 the rehabilitated and rebuilt units are as follows:

- 4 @ 30% of AMI ($23,000 per year for family of 4)
- 16 @ 50% of AMI ($38,350 per year for family of 4)
- 45 @ 60% of AMI ($46,020 per year for family of 4)
- 1 Manager's unit/office and community room

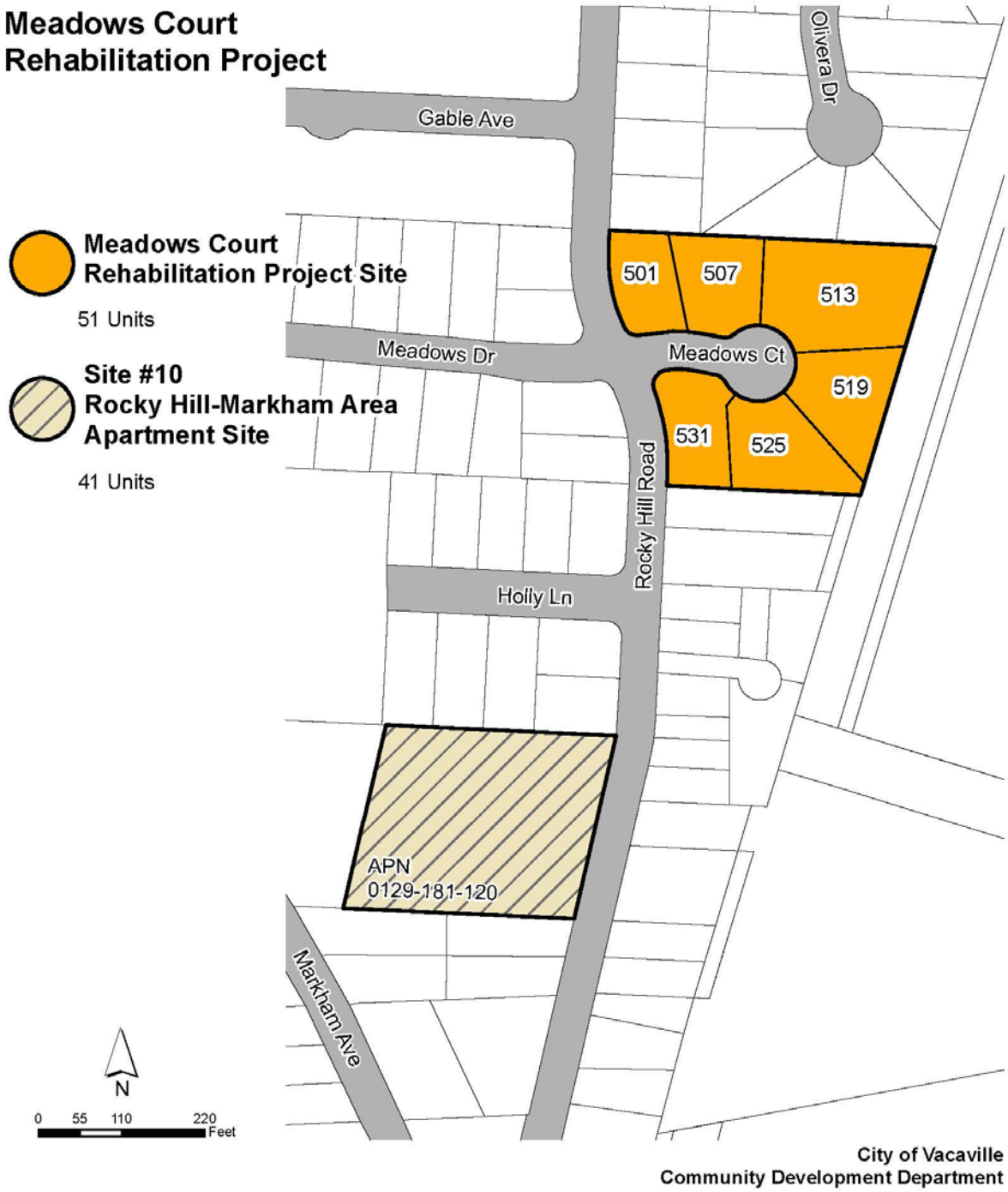
As stated in the DDLA, these units must remain affordable for 55 years and participate in the Crime-Free Housing Program, including the Crime Prevention through Environmental Design component of the Program.

Consistent with AB 720, City committed financial assistance to the project for the purpose of converting market rate rental units to affordable units within the 5th RHNA projection period. This financial assistance was committed through the aforementioned Disposition, Development and Loan Agreement between the City of Vacaville and Callen Street Investors, L.P. Phase II of the Callen Street Rehabilitation project meets the State's definition conversion, and results in a net increase of 66 affordable units.

Meadows Court Rehabilitation Project

In October 2014, as Housing Successor to the Vacaville Redevelopment Agency, the City entered into a Disposition, Development, and Loan Agreement with Community Development Partners in partnership with Vacaville Community Housing as Trower Partners to substantially rehabilitate 51 two-bedroom apartments on Meadows Court, shown in Figure 3. In combination with the partner project, the Rocky Hill Markham Area Apartments (identified under Sites for Lower-Income Housing as Site #10) will provide eight units affordable to households with extremely low incomes, 19 units to households with very low incomes, and 63 units to households with low incomes, for a period of 55 years. The Meadows Court Rehabilitation project is not being counted towards the RHNA because these units were designated as affordable housing units in 2005. This project consists of rehabilitating and preserving existing affordable housing units.

FIGURE 3 MEADOWS COURT REHABILITATION PROJECT MAP



6.4 SECONDARY LIVING UNITS

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for secondary living unit applications. This legislation intends to facilitate the production of affordable housing for people including, but not limited to, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods. Consistent with AB 1866, the City permits second units by right in all single-family residential zones. However, permit approval is subject to a planning staff level review of the site and building plans to ensure compliance with height, setbacks, maximum floor area, and parking requirements. Depending on workload, the administrative plan check process can be completed within four weeks.

The development standards for secondary living units are as follows:

A. The lot shall contain an existing, detached single-family residence.

B. Either the primary dwelling or the secondary living unit shall be occupied by the owner of the residential lot. If neither of the units are occupied by the property owner, the approval of the secondary living unit shall terminate immediately and the unit shall not be rented, leased, or occupied as a separate dwelling. A document, in a form acceptable to the Director, shall be recorded prior to the issuance of any building permits for the secondary living unit which specifies the owner occupancy requirement.

C. The residential lot on which a secondary living unit has been constructed cannot be subdivided to create separate ownership for the primary dwelling or the secondary living unit.

D. An existing garage may not be converted for the purposes of constructing a secondary living unit.

E. Secondary living units shall have only one bedroom, and be limited in size based on the following:

   1. For units attached to the primary dwelling unit, the secondary living unit shall not exceed 50 percent of the living area of the primary dwelling or 800 square feet, whichever is less;

   2. For units detached from the primary dwelling unit, the secondary living unit shall not exceed 50 percent of the living area of the primary dwelling unit or 1,200 square feet, whichever is less;

   3. Regardless of the size of the primary dwelling unit, no secondary unit shall be constructed which is less than 150 square feet.

F. The design of the secondary living unit shall be architecturally integrated with the design of the primary dwelling and with the general neighborhood area by utilizing similar exterior materials and design features and may be subject to Design Review as determined by the Director.

G. The secondary living unit shall conform to the development standards of the zoning district in which the lot is located including but not limited to, minimum front, rear, and side yard setbacks; height limits; maximum site area coverage; and minimum distances between structures.

H. That one individually accessible parking space, in addition to the minimum parking standards for the one-family dwelling, be provided for the secondary living unit. Except for corner lots, the additional parking space shall be located adjacent to the existing driveway and curb cut area for the primary dwelling and shall be designed to minimize the amount of

additional paving within the front yard area. No additional driveways shall be permitted, except for corner lots.

In Vacaville, secondary living units are permitted in all residential zoning districts with the exception of the MHP zoning designation. However, they are prohibited on lots containing a guesthouse, converted garage, or more than one existing single-family residence. The Land Use and Development Code dictates specific development standards regarding building size, parking, setbacks, and lot coverage. These development requirements can be found in Chapter 14.09.122, Land Use Permits and Approvals, Secondary Living Units, of the Land Use and Development Code. While the City's development requirements for secondary living units are constraints that may limit the number and size of second units constructed in the City, they are fully compliant with the law expressed in AB 1866.

A check of City building permit records dating back to 2000 indicates that three to five building permits for secondary living units were typically issued annually, not including the second dwelling units constructed in the Southtown residential project. The Southtown residential project has a Development Agreement and Planned Development that requires that second dwelling units be constructed on the larger lots within the subdivision. Second dwelling units were approved on 39 lots. This constitutes approximately 20 percent of the total number of units in Southtown phases 1 and 1A. Between 2006 and 2009, 13 of the approved second dwelling units were constructed. Additional second dwelling units may be required in subsequent phases of development.

Although the recent recession has affected the number of secondary living units the City has issued permits for, the City has a long-standing history of issuing three to five permits for secondary living units annually. Considering the requirement for second dwelling units in the Southtown residential project and the number of second dwelling units constructed annually in past years, in concert with local housing needs and development trends and adoption of new incentives, the City is projecting that 21 secondary units will be approved and constructed during the current planning period. As provided for in Government Code Section 65583.1, the City has applied 21 secondary living units towards its adequate sites requirement (see Table 44).

6.5 POTENTIAL DEVELOPMENT CONSTRAINTS

Sites identified for residential development in the Land Inventory were analyzed to determine their relationship to public facilities, services, and existing or potential physical constraints to potential development. The short- and long-term development viability of the vacant and underutilized sites in the inventory is directly linked to the availability and capacity of public facilities and services. Total capacity for water and sewer facilities to accommodate the City's share of the regional housing need is addressed in the 2007 Infrastructure, Facilities, and Services Status Report and in the 2004 Municipal Service Review / Comprehensive Annexation Plan.

Infrastructure, Facilities, and Services Status Report (2007)

The Infrastructure, Facilities, and Services Status Report is prepared at the direction of the City Council pursuant to the Planned Growth Ordinance (PGO), which is contained within Division 14.05 - Planned Growth of the Land Use & Development Code. The report evaluates the existing levels and capacities of public services, facilities, and infrastructure and the ability of planned services, facilities, and infrastructure to support potential levels of construction during

the next five years. The report is informational and used as a part of the decision-making process by the City Council regarding making determinations for allocations and phasing plans per the provisions of the PGO. Due to the depressed economy, adequate public facilities, services, and infrastructure remain available to serve the current inventory of new residential allocations, as described in the 2007 Report. Therefore, the City Council has deferred preparing a new report, and the 2007 Report is considered current. The next report will be created following adoption of the General Plan Update, tentatively scheduled to occur in early- to mid-2015.

This report examines the following specific areas: transportation facilities, water supply and water distribution facilities, wastewater treatment capacity, drainage and flood control facilities, fire services, police services, and review of City's housing mix compared to General Plan goals.

Transportation Facilities – The Transportation analysis identifies three intersections currently operating at LOS D or below and 20 intersections which have the potential to operate at LOS D or below within five years. Mitigation measures and potential improvements to achieve acceptable levels of service are identified for each intersection. The City has completed capital improvements to the Hume/Davis intersection and Davis Street south of Hume Way, improving the operating LOS in this area. Other near-term priorities for capital projects include interim and long-term improvements at the Vaca Valley Parkway/Interstate 505 intersection and the construction of the California Drive overcrossing.

Water Supply and Treatment – The City has ample water supplies to serve the existing and projected growth for the next five years. The City's Water Supply Assessment was prepared to document adequate water supply to serve 20 years of projected growth. Existing and planned water treatment facilities and reservoirs have capacity to serve existing and planned growth.

Wastewater Treatment Facilities – The Easterly Wastewater Treatment Plant (WWTP) has capacity for 15 million gallons per day. As flows continue to increase in the future, the City will set priorities for use of available plant capacity through the Easterly Wastewater Treatment Allocation Plan, which is reviewed periodically as a part of this report. Existing treatment plant capacity is adequate to accommodate planned residential, commercial, and industrial growth.

Drainage and Flood Control Capacity – The City of Vacaville has historically experienced urban flooding within the urban reaches along Alamo and Ulatis Creeks. During the December 2002 and December 2005 storms, Alamo Creek overtopped its banks and flooded established neighborhoods within the City. The Peabody/Tulare area, the Southwood area located west of Peabody Road, and the area along North Alamo Drive all experienced significant flooding during the December 2005 flood event when waters reached several feet in depth and caused millions of dollars in property damage.

The City has conducted several studies to identify effective mechanisms for reducing flooding in the City's urban areas. Based on these studies, the City has completed the following projects to reduce flood risk within the City of Vacaville:

- *High flow by-pass channel along Alamo Creek*: Designed to lower water surface elevations during storms with a return frequency of less than 10 years.
- *Detention basin near Southwood Park*: Designed to mitigate for increased flows resulting from development within the Alamo Creek Watershed.

- *Detention basin off Laguna Creek*: Designed to reduce peak flows in Alamo Creek during 10-year storm events.

Although the projects listed above have aided in reducing flooding during small storm events, they did not provide significant relief during moderate to large storm events. In recognition of this problem, the Solano County Water Agency (SCWA) initiated the Ulatis System Drainage Study (USDS), which updated the hydrologic and hydraulic modeling of the Ulatis Creek system and modeled flooding based on the December 2002 and December 2005 storms. This study identified and evaluated flood control improvements, including the effectiveness of regional detention basins located upstream of the City. In 2009, two storm water detention basins adjacent to Encinosa Creek were constructed on City-owned property located in an unincorporated portion of Solano County adjacent to the western limits of the City. The purpose of the proposed project was to increase the detention capacity along the creek systems that convey storm water runoff through the City of Vacaville, thus reducing the flooding potential.

Fire Services – The Fire Department is implementing the following programs to assist in meeting response time goals:

A. Opticom has been installed along the Alamo Drive corridor to reduce travel time to emergencies in south Vacaville and Lagoon Valley

B. Installation of a pre-alert system in all new fire stations to reduce response times to emergencies; retrofitting of existing fire stations with a pre-alert system in phases, beginning with Station 71.

C. Developer-funded construction of additional fire stations for new development. Station 75, located within the Southtown development, is currently in design phase, with construction scheduled to occur in 2015.

D. Funding for on-going fire services for new development through public safety Community Facilities Districts. The City has adopted Community Facility Districts 10 – Cheyenne at Brown's Valley CFD, 11 – Southtown CFD, and 12 – Infill CFD to help fund fire and police services.

Police Services – The Police Department meets performance goals for traffic enforcement and response times for Priority 2 calls. Average response time for Priority 1 calls is 6 minutes and 22 seconds, longer than the 6 minute goal. Funding of on-going police services for new residential development through public safety Community Facilities Districts will assist in achieving this goal. The average clearance rates for violent crimes and property crimes exceed the national average but are somewhat lower than the Vacaville established benchmark.

In addition, the Crime Free Multi-Housing Program, the revised alarm ordinance, the community safety ordinance, citywide sweeps, and the addition of a second crime suppression team (CST) should have an impact on improving Priority 1 call response times and reducing calls for service.

Housing Mix Review – As of June 1, 2012, the City's housing mix was 61 percent low-density residential, 18 percent moderate-density residential, and 21 percent high-density residential. At buildout of the 1990 General Plan, the housing mix is projected at 60 percent low-density residential, 18 percent moderate-density residential, and 22 percent high-density residential. These numbers include the ultimate density buildout of underutilized residential high-density sites. The buildout of the General Plan housing percentages are consistent with General Plan

policies requiring an approximate housing mix of 60 percent single family, 20 percent moderate density and 20 percent apartments.

Noise – The General Plan identifies the most significant source of noise in Vacaville as Interstate 80, running northeast/southwest through the center of the city. Noise from the freeway is pervasive and is generally the dominant noise source within 1/2 mile of its location. Secondary sources of noise in the community include Interstate 505 and local arterial streets. Aircraft using the Nut Tree Airport are a source of noise to the undeveloped and industrial properties near the ends of the runway. Likewise, trains on the Southern Pacific railway east of Vacaville generate noise that will affect future residences in the south and southeast planning sectors (General Plan Figure 1-1). The trains will not produce a constant, daily noise impact, as they will pass this area infrequently throughout the day; however, they will produce peak noise events with each passing. It should also be noted that rail traffic may increase in the coming years with an anticipated emphasis on passenger rail for vehicle trip reduction purposes.

Municipal Service Review

The City's Municipal Service Review (MSR) was updated in 2014, and finds that Vacaville is in a position to accommodate its previous levels of growth because developable land is available at reasonable prices compared to the Bay Area, and public services and facilities are available or planned with known financing mechanisms to serve anticipated growth. Although the following factors may act as constraints to development, the City has adequate infrastructure capacity and/or is implementing measures to provide adequate capacity:

- The City's fire response time standard of 7 minutes 90 percent of the time is not met in new partially built out areas. However, a new fire station, Station 75, is planned to serve Vanden Meadows and Southtown to help meet response standards in those areas.
- New residential developments are required to include acreage for new parks through Development Agreements. The City is considering updating the Park Development Impact Fee, creating a citywide park and facility tax, operating on a "pay-to-play" basis for programs, and reevaluating shared cost contracts in the City's General Plan Update.
- The City anticipates completion by 2015 of improvements to wastewater collection system facilities that are expected to approach or reach capacity within five years.
- New streets are installed at the expense of developers with new construction, as conditions of approval for development for direct impacts.