

# 2025 YEAR END SUMMARY / ACTIVITY REPORT

PLANNING & DEVELOPMENT SERVICES  
DEPARTMENT

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February 2026

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Director



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# I. PDS Department Overview

The Planning & Development Services Department (PDS) includes the Code Enforcement, Building, and Planning divisions. Some high-level department-wide accomplishments from 2025, include the following:

1. Implementation of the new Tobacco Retail License (TRL) program (see page 9 below for additional details).
2. Ramp up of the Vacant Real Property Registration Program, including the addition of vacant commercial buildings to the program (previously authorized by the City Council in 2020, but not implemented until 2025) and limited enforcement of existing cases (see page 10 for additional details below).
3. Created new Mills Act monitoring documentation for the existing 19 properties currently in contract (individual contract auditing will begin in 2026).
4. Streamlined ADU process in compliance with State law, published an [ADU mini-guide](#) with step-by-step instructions to help homeowners navigate the process, and created a new '[Housing Development Resource](#)' page on the City website to provide information on different housing regulations.
5. Approved all entitlements for the Rollingwood Subdivision, which includes 131 new detached, market-rate, single-family dwelling units.
6. Completed 1<sup>st</sup> phase of Zoning Code language clean ups.
7. Received and reviewed 1<sup>st</sup> draft of the new proposed Mare Island Specific Plan.
8. Released RFPs to solicit consultant proposals to lead both grant funded Downtown and Waterfront Specific Plans.
9. Adopted new 2025 Building Code.
10. Reduced general customer inquiry response times and building permit turnaround times from a high of 10+ days and 30+ days to 1-2 days and 20 business days (respectively).
11. Building Division team members collectively achieved 6 new International Code Council (ICC) Certifications during 2025, further growing the knowledge base of the team.

## Staffing Updates:

- The Code Enforcement Division on-boarded three (3) new Code Officers and one (1) new Secretary during 2025. During this same time, the Division also lost three (3) Code Officers, plus the Division Manager retired. This resulted in a **27%**

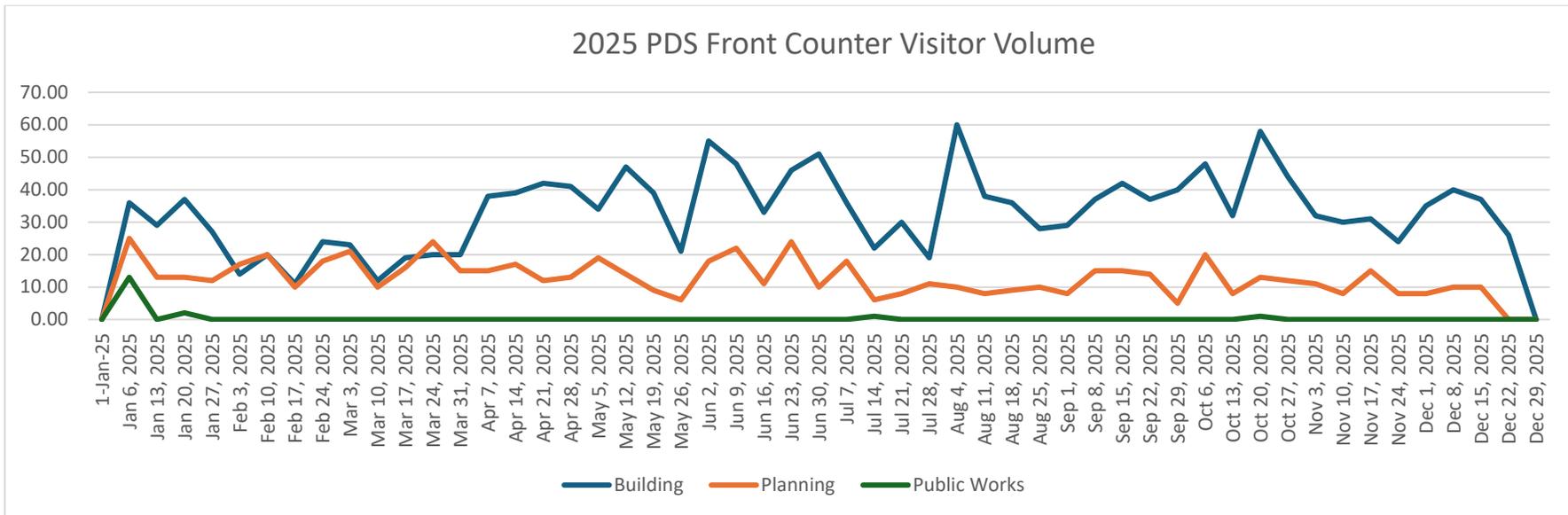
**vacancy rate** (3 vacancies out of 11 positions) at the end of the calendar year.

- Currently there is one conditional offer in background check to replace one of the vacant Code Officer positions, and recruitment for the Division Manager position is scheduled to start by the end of Q1 2026. If these two roles are filled, there will only be one vacancy left for the Division to fill in 2026 (assuming no other turnover).
- The Building Division on-boarded four (4) new staff members during 2025, including three inspectors and one permit technician; however, the Division also lost the new permit technician shortly after they were hired, and the Development Permit Coordinator retired at the end of the year. These changes resulted in a **33% vacancy rate** (4 vacancies out of 12 positions) at the end of the calendar year.
  - As of February 2026, the Division replaced the vacant Permit Technician role, bringing the vacancy down 25%; however, the other vacant positions have continued to present a recruitment challenge. To address this, Staff has been working with Human Resources to make some position adjustments to better meet the Division needs.
  - Near the end of 2025, the Plan Check Engineer position was converted to a Plans Examiner role with different minimum qualification requirements. Recruitment for this position is planned to begin in March 2026.
  - The Building Inspection Manager job description is proposed for minor modification to better clarify the role’s duties. This is currently in process and if approved, will go to recruitment shortly thereafter.
  - The Development Permit Coordinator position is pending a re-classification review to better facilitate permit technician/front counter management. This is currently in process and if approved, will go to recruitment shortly thereafter.
- Current staffing levels for the whole department, as of February 2026, are shown in the table below:

<b><u>TOTAL STAFFING LEVELS</u></b>				
<i><b>Division</b></i>	<i><b>Total Positions</b></i>	<i><b>Total Vacant</b></i>	<i><b>Vacancy Rate</b></i>	
Admin	3	0	0%	
Bldg	12	3	25%	
CE	11	3	27%	
Plan	8	0	0%	
<b>PDS TOTAL</b>	<b>34</b>	<b>6</b>	<b>18%</b>	

## Permit Counter Interactions:

This chart below illustrates the volume of in-person visits that the PDS Department has seen on a weekly basis during the 2025 calendar year, as tracked by the 'QLess' front counter management system. As shown below, the **Building Division** typically sees the highest volumes of in-person customers with totals ranging from 11 to 60 interactions per week. The **Planning Division** typically sees about half this amount with ranges from 6 to 21 interactions per week.



It should be noted that the “open” hours for City Hall (including front counter hours for the PDS counter) were extended as of **Monday, October 6<sup>th</sup>** to include an earlier opening, a later close, and “open” hours every other Friday. Looking at the chart, there was a small spike in visits during that first week of additional hours; however, the visit volumes seemed to have leveled out after that, as compared to the rest of the year. Friday visit totals have been minimal, ranging from 2 to 13 visitors each day during Q3 for 2025.

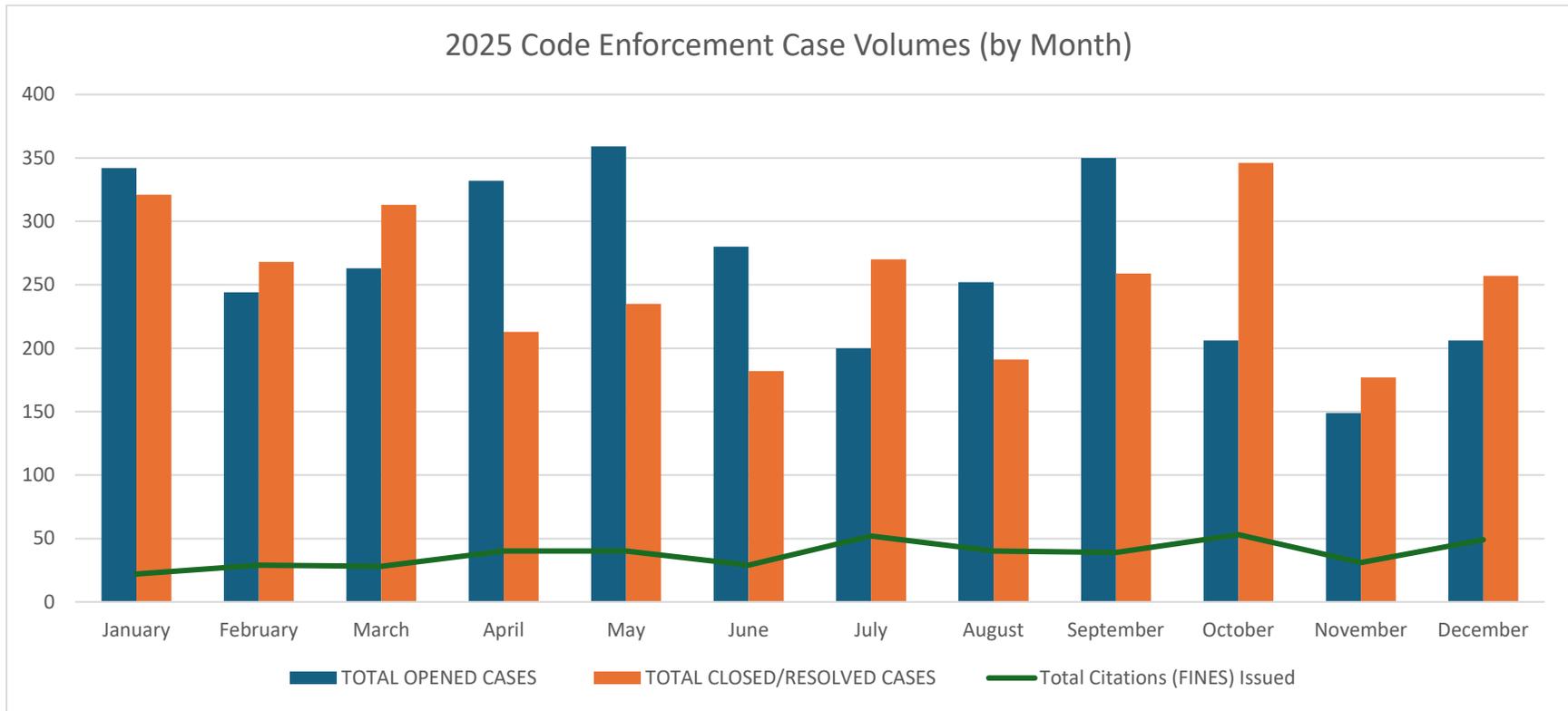
It's also important to note that the front counter data above only provides a partial picture of the larger department's customer service interactions, as it does not include online submittals, email or phone inquiries, nor does it include average response times related to these interactions/inquiries.

## II. Code Enforcement Division

During 2025, the Code Enforcement Division opened a total of **3183 cases** and resolved a total of **3032 cases**, which is very close to the totals from the prior year.

- Starting in 2025, enforcement efforts under the Zoning Violation (“ZV”) case type were expanded to include *all* zoning enforcement, such as unpermitted businesses, business activities, signs, fences, etc. Code Officers are now managing these case types with assistance from planners.
- The Property Registration/Vacant Lot program (“PR/VL”) was minimally maintained in 2024, with no citations issued or monthly monitoring done. During 2025, new registrations doubled and monthly monitoring was conducted sporadically (this has been impacted by staffing resource limitations). Enforcement of vacant commercial buildings (included in “PR” totals) began in 2025.
- Vehicle abatement year end totals are down from 2024 due to process modifications required by the City Attorney’s office and an extended period of time without CLETS access (since the Division transferred from the Police Department in February 2023).

CODE ENFORCEMENT CASES	2024 Year-End Totals	2025 Year-End Totals
<b>TOTAL OPENED CASES</b>	3260	<b>3183</b>
<b>TOTAL CLOSED/RESOLVED CASES</b>	3215	<b>3032</b>
<b>Total Citations (FINES) Issued</b>	468	<b>452</b>
CE/VA - Opened	3094	<b>2242</b>
CE/VA - Closed	3093	<b>2179</b>
<b>CE/VA Citations/NOVs (FINES) Issued</b>	468	<b>411</b>
ZV - Opened	0	<b>608</b>
ZV - Closed	0	<b>551</b>
<b>ZV Citations/NOVs (FINES) Issued</b>	0	<b>0</b>
PR- Opened	158	<b>241</b>
PR - Closed	118	<b>231</b>
<b>PR Citations (FINES) Issued</b>	0	<b>26</b>
VL - Opened	8	<b>92</b>
VL - Closed	4	<b>72</b>
<b>VL Citations (FINES) Issued</b>	0	<b>15</b>
<b>VEHICLE ABATEMENT (PRIVATE PROPERTY)</b>		
- Total Vehicles	415	<b>106</b>
<b>PROPERTY ABATEMENT WARRANTS (Executed Abatements)</b>	0	<b>0</b>



This chart illustrates the workload volume for Code Officers throughout the year, with total open cases worked each month compared to the total number of closed/resolved cases. The additional green line, showing the total citations issued each month, helps to provide some insight into the rate of voluntary compliance (compliance achieved *before* citations issued) that the division is seeing. This metric is not easy to track due to all the variables; however, the data tracked indicates that the voluntary compliance rate for the ‘closed cases’ each month during 2025, ranged from **79% to 93%**. Additional detailed information supporting the chart above is included on the next page for reference.

CODE ENFORCEMENT - 2025	January	February	March	April	May	June	July	August	September	October	November	December	2025 Year-End Totals
TOTAL OPENED CASES	342	244	263	332	359	280	200	252	350	206	149	206	3183
TOTAL CLOSED/RESOLVED CASES	321	268	313	213	235	182	270	191	259	346	177	257	3032
Total Citations (FINES) Issued	22	29	28	40	40	29	52	40	39	53	31	49	452
CE/VA - Opened	297	142	224	243	263	158	155	202	259	6	130	163	2242
CE/VA - Closed	302	224	273	169	175	130	185	137	183	55	132	214	2179
CE/VA Citations/NOVs (FINES) Issued	22	29	26	39	38	27	51	40	35	53	23	28	411
NOV (CE/VA Only)	11	18	12	21	18	10	18	13	19	24	10	13	187
C1	10	5	10	11	11	8	17	13	7	22	7	11	132
C2	0	4	4	4	6	4	7	6	3	3	2	0	43
C3	0	0	0	3	3	1	5	4	3	0	4	1	24
C4	1	0	0	0	0	4	2	3	2	1	0	2	15
C5	0	2	0	0	0	0	2	1	1	3	0	1	10
CITES ONLY (C1-C5) TOTAL	11	11	14	18	0	17	33	27	16	29	13	15	204
ZV - Opened	33	72	28	73	79	80	10	11	22	174	6	20	608
ZV - Closed	14	15	35	38	37	39	42	31	26	250	14	10	551
ZV Citations/NOVs (FINES) Issued	0	0	0	0	0	0	0	0	0	0	0	0	0
PR - Opened	10	27	11	16	17	40	32	22	18	19	11	18	241
PR - Closed	5	27	5	5	23	10	39	15	20	29	28	25	231
PR Citations (FINES) Issued	0	0	2	1	2	2	1	0	4	0	8	6	26
NOV Fines (PR Only)	0	0	2	0	0	0	1	0	3	0	8	6	20
C1	0	0	0	1	2	0	0	0	0	0	0	0	3
C2	0	0	0	0	0	2	0	0	1	0	0	0	3
C3	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Monitoring Invoices (\$200/day; up to \$6,000/mo)	0	0	0	0	0	0	0	0	0	0	0	0	0
VL - Opened	2	3	0	0	0	2	3	17	51	7	2	5	92
VL - Closed	0	2	0	1	0	3	4	8	30	12	3	9	72
VL Citations (FINES) Issued	0	0	0	0	0	0	0	0	0	0	0	15	15
NOV Fines (VL Only)	0	0	0	0	0	0	0	0	0	0	0	15	15
C1	0	0	0	0	0	0	0	0	0	0	0	0	0
C2	0	0	0	0	0	0	0	0	0	0	0	0	0
C3	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Monitoring Invoices (\$200/day; up to \$6,000/mo)	0	0	0	0	0	0	0	0	0	0	0	0	0
VEHICLE ABATEMENT (PRIVATE PROPERTY) - Total Vehicles	HOLD	HOLD	HOLD	24	15	4	4	12	24	9	7	7	106

# Code Enforcement, Special Programs/Assignments

## o Free Neighborhood Dumpster Program

The Free Neighborhood Dumpster Program is administered by Code Enforcement in partnership with Recology Vallejo and it is intended to assist residents with the lawful disposal of excess household debris. The program provides a total of 150 dumpsters that may be utilized each fiscal year (based on Recology’s fiscal year, which runs from Oct 1 to Sept 30), or approximately **12.5 dumpsters** each month. The table below shows how many dumpsters have been used during each month, compared to the total allocation. For the **24-25 fiscal year**, the Division was only able to utilize **56%** of the dumpsters available. During the second half of 2025, staff made efforts to advertise the program on the City’s website and through various social media channels. This effort appears to have been effective since utilization for the last quarter of 2025 (Oct-Dec) has tracked higher than in the previous year.

Dumpsters Delivered	October	November	December	January	February	March	April	May	June	July	August	September	TOTAL REMAINING ALLOCATION
<b>2024-2025</b>	5	3	3	4	4	6	5	1	9	11	10	24	<b>65</b>
<b>2025-2026</b>	7	9	8										<b>126</b>

*Note: Program cycle runs 10/1 to 9/30 each year, with a total allocation of 150 dumpsters available each year*

## o V-FOG (Graffiti Abatement Program)

The Vallejo-Free of Graffiti (V-FOG) Program is a collaborative effort between Code Enforcement and the Public Works Department - Maintenance Division to address graffiti vandalism on private residential properties. The program involves either a referral from Code Enforcement Officers for property owners to enter into an agreement with the City, allowing Public Works maintenance crews to abate graffiti on private property, or victims of graffiti vandalism may utilize the program by submitting the V-FOG consent form directly to Code Enforcement. During the 2025 calendar year, Code Enforcement was able to execute agreements with **17** property owners to allow for graffiti abatement under the program.

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## o Tobacco Retail License (TRL) Enforcement

The TRL Program implements the newly adopted requirements of Chapter 5.10 of the Vallejo Municipal Code (VMC). The program became effective February 7, 2025, and initial implementation work involved retailer outreach, education, and processing of initial license application requests received during a limited application window (which closed on May 8, 2025). As of August 2025, a total of **71** TRL applications have been approved/issued. While initial license applications were processed by the Planning Division, the Code Enforcement Division will be responsible for ongoing TRL program management, including annual license inspections and enforcement on any establishments or individuals that may be selling tobacco products in violation of the code.

Initial TRL enforcement efforts began in September 2025, with inspections conducted for all known retailers who did not obtain a required TRL license. This first enforcement phase included visits to **54** potential unlicensed retailers, after which it was discovered that **18** were operating in violation of the VMC. Reinspections were conducted in December, and of those 18 only **10** were found to still be in violation. During December inspections, Cease & Desist letters were issued to the 10 remaining violators. Follow-up enforcement for the non-compliant retailers is currently active and ongoing and expected to continue into 2026.

## o Sidewalk Vending, Peddling & Solicitation Enforcement

The ‘Sidewalk Vending, Peddling, and Solicitation’ enforcement program was also established in early 2025, to regulate sidewalk vendors, roaming and stationary vending activities, peddlers, and solicitors operating within the city on public rights-of-way (ROW) only. This program was originally intended to be run by Public Works; however, Code Enforcement and Planning have taken the lead on implementation and enforcement. Implementation activities during 2025 were limited to education and public outreach only (due to limited staffing and various staffing transitions). **No citations were issued in 2025**; however, a new citation process is in development and enforcement efforts are expected to increase in 2026 in coordination with Solano County Environmental Health Department.

o **Vacant Real Property Registration Program**

In 2013, the City established a vacant residential building registration program to monitor and enforce certain property maintenance standards, as a way of reducing and preventing vacant building-related blight. In 2020, the program was expanded to include vacant lots and vacant commercial buildings (and is now known as the “Vacant Real Property Registration Program”); however, after the approved expansion, only the vacant lot portion of the program was immediately implemented. In the most recent previous years (including 2022, 2023 & 2024), the overall program was not consistently tracked/maintained due to insufficient staffing.

Over this past year, as staffing levels began to rebound, program monitoring was ramped up and implementation of the vacant commercial building portion of the 2020 ordinance officially began. During the 2025 calendar year, a total of **241** vacant building registrations (including both residential and commercial) were opened, and **92** vacant lot registrations were opened, totaling **333** new properties in the program (which is double the number of new registrations from 2024).

Vacant Real Property Program	2024 (cases opened)	2025 (cases opened)
Vacant Lots	8	92
Vacant Buildings, Residential & Commercial (as of 2025)	158	241
<b>Total New Registrations</b>	<b>166</b>	<b>333</b>

During the second half of 2025, the program was audited internally to clear up past registrants that were not consistently tracked. This work resulted in a total new active program participant count of **346** properties as of the end of 2025, and annual renewal notices were sent out to all 346 participants before the end of December (registration renewal payments expected to be received in the first quarter of 2026).

It should be noted, that following the internal audit done in 2025, the program is expected to continue with consistent tracking of regular annual renewals; however, monthly monitoring tracking activities will be done as time permits throughout the year, unless additional staffing support is authorized as requested during the mid-year budget process.

o **Public Meeting Attendance/Participation**

An important component of the Code Enforcement Officer’s role is being accessible and visible to the public, engaging with the community (both residents and the business community), and being able to respond to questions/concerns in a timely manner. One way to achieve this is through regular public meeting participation, which is a metric that the Division started tracking in 2025. As shown in the table below, during the 2025 calendar year, Code Enforcement Officers were able to attend/participate in a total of **30** public meetings.

	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
<b>Code Enforcement Appeals Board Meetings/Hearings</b>	1	0	0	0	1	1 (Spec. Asmt. Hearing)	1	0	0	1	0	0	<b>4</b>
<b>Neighborhood Watch Meetings</b>	0	0	0	0	0	0	0	8	0	0	0	2**	<b>10</b>
<b>Business Watch Meetings</b>	0	0	0	0	0	0	2	6	0	0	0	0	<b>8</b>
<b>Other Public Events/Meetings*</b>	0	0	1	1	1	4	0	0	0	1	0	0	<b>8</b>

**\*Other Events Include:**

- |  |  |
|--|--|
| 3/18/25, TRL Workshop #1   | 6/7/25, Special Neighborhood Meeting re: Problem Business                                    |
| 4/15/25, TRL Workshop #2   | 6/11/25, Tobacco Retailer Educational Visits (joint outreach with LGBTQ Minus Tobacco group) |
| 5/14/25, PDS Citizens Academy  | 6/17/25, Sidewalk Vendor Program Workshop  |
| 6/6/25, Sidewalk Vendor Education/Enforcement w/ Solano County Environmental Health Team | 10/7/25, National Night Out (8 Code Enforcement Staff Members Participated)                  |

\*\*Neighborhood Watch & Business Watch meetings were consolidated in December

### III. Building Division

The table below shows a year end comparison of various building permit activity totals for 2025, compared to the previous year.

Permit Activity Types	2024 YEAR END TOTALS	2025 YEAR END TOTALS
OVERALL (TOTAL) BUILDING PERMITS ISSUED	4,116	3,705
SINGLE-FAMILY PERMITS ISSUED	1,292	1,190
SINGLE-FAMILY PERMITS FINALED	989	971
ADU PERMITS ISSUED	62	30
SOLAR PERMITS ISSUED	932	783
TOTAL FEES COLLECTED (For Issued Permits)	\$6,407,534	\$7,590,018
JOB VALUATION ISSUED	\$123,584,690	\$175,993,238
INSPECTIONS COMPLETED	7,850	11,430

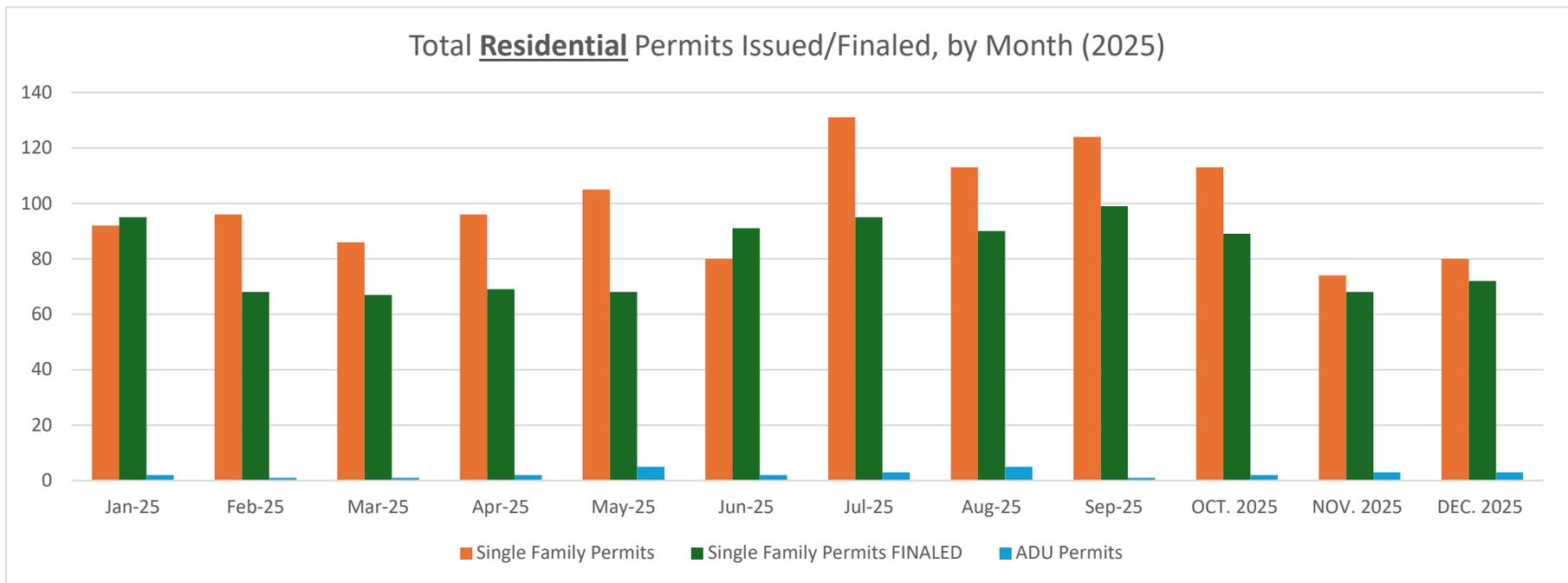
During 2025, the Building Division issued a total of 3,705 permits (which is an average of **309** permits per month) and 11,430 inspections were completed (average of **952** inspections per month). The ‘monthly average’ numbers for these activities provide insight into the regular volume of work being done within the division.

While the total permit count for 2025 (3,705 issued permits) is slightly lower than the 2024 total (4,116 issued permits), it should be noted that the total job valuation for those permits was much higher in 2025, and the total fees collected was significantly higher as well (over \$1 million more collected than in 2024).

Total Solar and Accessory Dwelling Unit (ADU) permits issued were also down from 2024, even though staff took additional efforts to streamline processes for both permit types. Streamlining activities in 2025 included:

- Continued advertising for instant solar permitting on the City’s website.
- Publishing of a new ADU mini-guide for homeowners to help them plan, design, and build an ADU or JADU on their property. The guide includes step-by-step instructions to navigate the ADU process; key design and permitting tips; overview of local rules, fees, and timelines; and links to helpful tools and financing resources. The mini-guide is available on the Planning Division website and has been promoted in the Vallejo Weekly newsletter.

In addition, the table below includes a monthly breakdown of the residential permit activity subset of the ‘total permits issued’ which is specific to single family residential permit activity, as well as newly constructed ADU’s.



# IV. Planning Division

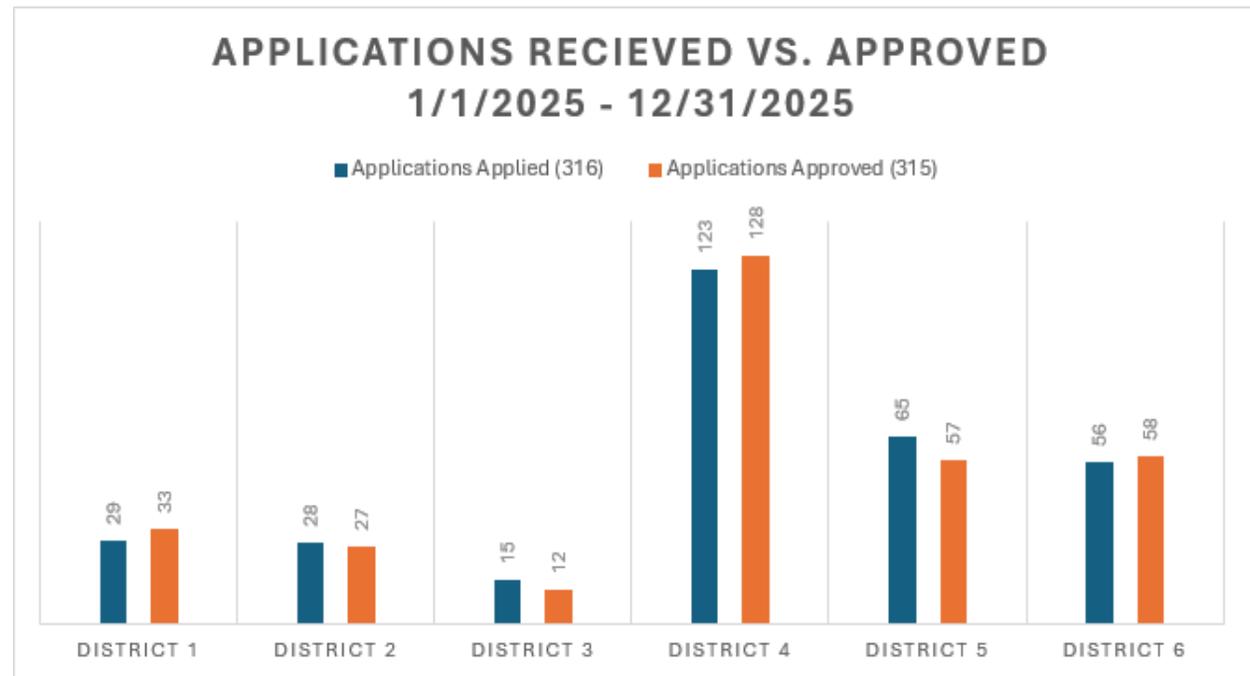
## Current Planning Activities:

During 2025, the Current Planning Division received a total of **316** new project applications (including all application types), and during this same period, staff issued **315** approvals, which is up from the previous year (**196** projects approved in 2024). The table below shows a breakdown of activity by month.

	2025	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
Applications Recieved		23	23	28	49	53	28	27	19	27	20	9	10	316
Approvals Issued		26	23	24	22	14	21	97	21	15	27	21	4	315

Planning Projects	2024	2025
Applications Recieved	198	316
Approvals Issued	196	315

The table on the right provides a further breakdown of the total applications received/approved within each City Council District to provide some added insight as to where most of the development activity is occurring.



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Some noteworthy planning project approvals that occurred issued during 2025, included:

- Zoning Code Language Clean Up – Phase 1 (CC 1/7/25)
- Wise Auto Complex - Hyundai Dealership at 500 Redwood (PC 1/22/25)
- Two new single-family homes approved within the St. Vincents Historic District (AHLC, 1/16/25 & 2/20/25)
- Sky Zone (PC 3/3/25)
- Warren Avenue General Plan Amendment/Rezoning (CC 6/24/25)
- Rollingwood Subdivision, 131 new single-family homes (PC 11/3/25)
- 71 Tobacco Retail License (TRL) applications were received, reviewed and approved (March – July 2025)
- 9 Cannabis renewal applications were received and 7 were approved (June 2025)

For the full current project pipeline list, please see the attached ‘Vallejo Land Use Entitlement’ (VALUE) List. The VALUE list is available online and it is updated quarterly with project status information for all noteworthy planning projects that are either currently in review or recently approved.

### o **Mills Act**

There are currently **19** active Mills Act contracts for historic properties within the City of Vallejo. No new Mills Act contract applications were received in 2025. However, during this past year Planning staff initiated a new annual auditing process to better track Mills Act compliance. Existing contract holders were notified of the new process in mid-2025, and in December 2025, formal audit letters were sent to all 19 active contracts, with responses due during the first quarter of 2026.

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o **Affordable Housing Production Status (6<sup>th</sup> Cycle RHNA, 2023-2031)**

The following Vallejo 2025 housing production activity (between 1/1/2025 and 12/31/2025), will be shared with the California Department of Housing and Community Development (HCD) and the Office of Land Use and Climate Innovation (LCI) by April 1, 2026.

**Approved Entitlements: 36 units**

- 14 units Extremely Low-Income (Deed Restricted)
- 1 unit Extremely Low-Income (Non-Deed Restricted)
- 5 units Very Low-Income (Non-Deed Restricted)
- 7 units Low-Income (Non-Deed Restricted)
- 4 units Moderate-Income (Non-Deed Restricted)
- 5 units Above Moderate-Income

**Building Permit Issued: 193 units\***

- 7 units Very Low-Income (Non-Deed Restricted)
- 24 units Low-Income (Deed Restricted)
- 9 units Low-Income (Non-Deed Restricted)
- 10 units Moderate-Income (Non-Deed Restricted)
- 143 units Above Moderate-Income

**Inspections Finaled/Certificate of Occupancy Issued: 117 units**

- 48 units Extremely Low-Income (Deed Restricted)
- 9 units Very Low-Income (Non-Deed Restricted)
- 8 units Low-Income (Non-Deed Restricted)
- 12 units Moderate-Income (Non-Deed Restricted)
- 40 Above Moderate-Income

\*The building permits issued number (193) counts toward the City's RHNA Allocation. It should be noted that 193 units is 184% more than the 68 units reported in 2024. 193 units is also the highest amount Vallejo has reported so far for the 6th

Cycle (2023-2031). With the 193 units from 2025, the City has counted a total of 530 units towards its 6th Cycle RHNA allocation of 2,900 units. See the table below for a detailed breakdown.

Income Level	6th Cycle RHNA Allocation	Projection Period (6/30/22 - 1/30/23)	2023	2024	2025	Total Units to Date:	Remaining:
Very Low	690	4	6	10	7	27	663
Low	369	0	12	10	33	55	314
Moderate	495	0	9	7	10	26	469
Above Moderate	1,346	144	94	41	143	422	924
<b>Total Units:</b>	<b>2,900</b>	<b>148</b>	<b>121</b>	<b>68</b>	<b>193</b>	<b>530</b>	<b>2,370</b>

## Long-Range Planning Activities:

- **Downtown & Waterfront Specific Plans**

These two projects involve comprehensive updates to the 2005 Downtown Vallejo Specific Plan (DVSP) and the 2005 Vallejo Waterfront Planned Development Master Plan (WPDMP) and Design Guidelines. These specific plan updates are fully grant funded and are intended to address land use, mobility, infrastructure, housing, equity, economic development, and environmental sustainability for these two very important planning areas in compliance with state statutes, CEQA, and MTC’s Transit-Oriented Communities (TOC) Policy. At buildout, the DVSP planning area is likely to accommodate approximately 1,100 new housing units, and the WPDMP planning area is likely to accommodate approximately 2,300 new housing units.

During 2025, the City executed all required master funding agreements for the \$2.4 million in grant funds forthcoming, and staff drafted Request for Proposals (RFPs) to solicit consultant teams to lead the work for both plan updates. The

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RFPs were released on October 27, 2025, and in December 2025, the city received proposals from seven well qualified firms. It is expected that consultant selections will be made by mid-March, and consultant agreements will go to City Council for consideration in early April 2026.

- **Housing Element Program F 1.1.3 – Renter Protections and Housing Stability**

During 2025, the City advanced implementation of Program F 1.1.3 through modification of the two previously secured One Bay Area Grants (OBAG 3) totaling approximately \$2.4 million, to update the Downtown Vallejo and Waterfront Specific Plans (see above for more details on those plans). The grant adjustments authorized in 2025, will allow for initial consultant-led tasks to include city-wide community engagement and feasibility analysis work in support of potential renter protection provisions and housing stability policies. The feasibility analysis and community engagement work (planned to begin by May 2026) will inform the draft ordinances, which will be prepared separate from the Specific Plan process and which will incorporate a suite of potential anti-displacement policies including rent stabilization, just-cause eviction protections, tenant anti-harassment measures, and tenant right to counsel provisions, as detailed by Housing Element Program F 1.1.3. Although the initial timeframe for the first phase of this work (including “rent stabilization and just cause for eviction protections ordinances”) has not been met, the City does have a plan to complete the work during the 2026 calendar year.

- **Mare Island Specific Plan & DDA Status**

- Mare Island Company (MIC) North Mare Island Disposition and Development Agreement (DDA)

The Draft Mare Island Specific Plan (MISP) was submitted to the City in October 2024 (on schedule), and staff completed a preliminary review in April 2025, resulting in an initial set of City comments. The City retained the Good City Company to conduct a peer review of the Specific Plan and to expand upon the City’s preliminary comments based on its independent technical analysis. The City transmitted its formal comment letter to Mare Island Company on February 7, 2026, along with a request for preparation of a second draft MISP.

Separately, the City retained Stantec to prepare the Environmental Impact Report (EIR), including any additional environmental documentation required under the National Environmental Policy Act (NEPA). The environmental

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review process is advancing, with release of the Notice of Preparation (NOP) anticipated in August 2026, followed by a public scoping meeting.

➤ **Beautification Plan**

MIC submitted preliminary plan to City in June 2023, and then detailed design drawings in April 2024. Comments were submitted to MIC on the drawings, and the plans were resubmitted thereafter. The second plan review is still pending and is expected to be approved in Q2 2026, in a phased manner subject to timing of completion of remaining Navy cleanup project on North Mare Island.

➤ **Connolly Corridor**

MIC submitted a Preliminary Review application to the city for Phase 1 in September 2024. Phase I includes a mix of food and beverage, retail, and open space along the waterfront promenade and coal sheds area. Challenges with Vallejo Flood and Waste District are currently being worked on to ensure the project can move forward successfully.

○ **General Plan Amendments to Address Environmental Justice (EJ)**

This work is intended to facilitate integration of EJ policies and actions into the overall General Plan, in compliance with Senate Bill (SB) 1000, which requires cities to address the needs of disadvantaged communities by promoting equitable access to resources, improving public health outcomes, and reducing environmental burdens. Work on this project initially began in early 2022, but was stalled in 2024, in order to reallocate staffing resources for completion of the required Housing Element Update. During 2025, the project was picked up again and a full administrative draft of the proposed General Plan amendments has been completed and is currently undergoing internal review by City Staff. Next steps include finalizing the administrative draft and then releasing for a 30- to 45-day public review period, before taking the items to Planning Commission and City Council for consideration.

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- **Inclusionary Housing Ordinance & Commercial Linkage Fee**

This exploratory project began in 2023, to evaluate the feasibility of adopting an inclusionary housing ordinance and/or commercial linkage fee in Vallejo, including an analysis of in-lieu fee options. The study was conducted as required by Housing Element Program B 2.1.1, to assess market conditions, development economics, and policy alternatives to determine appropriate inclusionary requirements and fee structures that could support affordable housing production while maintaining development viability. The initial findings of the study indicated that such policies would negatively impact development viability, and as such, the work was placed on hold. In 2025, the work was picked up again and the analyses were refreshed. Unfortunately, the findings related to feasibility were unchanged.

In July 2025, and again in November 2025, Staff presented the preliminary findings of the consultant prepared studies to both the Planning Commission and the City Council. The studies concluded that the development prototypes analyzed are not currently financially feasible, even prior to the application of affordability requirements or additional impact fees. At the November 24, 2025, joint meeting, the Planning Commission and City Council directed staff to proceed with drafting ordinances to establish inclusionary housing requirements and a commercial linkage fee. Since December 2025, staff has been working directly with the City Attorney’s Office to review inclusionary housing regulations from other jurisdictions and begin drafting an ordinance with policy options for future consideration by the Planning Commission and City Council. Staff anticipates this work to be completed during the second half of 2026, with a draft ordinance presented to decision makers by the fourth quarter of 2026.

- **Other Updates**

During 2025, long-range Planning Staff continued to participate in a variety of regional planning initiatives, including:

- Solano Bayshore Resilience Project
- Solano County Agricultural Initiative
- Solano-Napa North Bay Passenger Rail Feasibility Study
- WETA & City of Vallejo Ferry Terminal Action Plan
- MTC Priority Conservation Area Reviews

For the full list of Long-Range Planning projects in progress, please see the attached 'Long-Range' VALUE List which is available online and updated quarterly with the latest project status information for all noteworthy long-range planning projects/initiatives.

Lastly, metrics related to the total number of public meetings held by the Planning staff during 2025, have been tracked and are included below:

2025 - Public Meetings	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
<i>Planning Commission</i>	2	0	2	2	1	0	1	0	0	2	1	1	<b>12</b>
<i>Design Review Board</i>	0	0	1	0	0	0	1	0	0	1	0	0	<b>3</b>
<i>Architectural Historic Landmarks Commission</i>	1	1	1	1	0	0	0	0	0	0	1	0	<b>5</b>
<i>Other Public Workshops*</i>	0	0	1	1	1	2	1	0	0	0	1	0	<b>7</b>

*\*Other Public Workshops Include:*

3/18/25, TRL Workshop #1  
 4/15/25, TRL Workshop #2  
 5/14/25, PDS Citizens Academy  
 Presentation

6/5/25, Mare Island Specific Plan Community Meeting  
 6/17/25, Sidewalk Vendor Program Workshop  
 7/6/25, Joint CC/PC Inclusionary Housing Study Session (Pt 1)  
 11/24/25, Joint CC/PC Inclusionary Housing Study Session (Pt 2)

**VALLEJO LAND USE ENTITLEMENT (VALUE) LIST**

**Updated 1/26/26**

<b>Project Type</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Address</b>	<b>District Number</b>	<b>Project Number(s)</b>	<b>Project Description</b>	<b>Unit Count or Square Footage (New Construction)</b>	<b>Application Status</b>	<b>Public Hearings (Estimated)</b>	<b>Project Manager</b>
Commercial	Liquor Store Relocation	Roberto Cortez - Monarch Engineers	2168 Springs Road (APN:0069-175-240)	1	UP22-0007 VAR24-0001 LR24-0013 EXC24-0006	Relocating an existing liquor store to a new tenant space in a new parcel.	N/A	Approved	PC:12/18/24 (Approved) CC: 2/25/25 (Approved on Appeal)	<b>Cesar Orozco</b>
Commercial	Raising Canes	Raising Cane's Restaruant , LLC	Admiral Callaghan Ln & Turner Parkway (APN:0081-490-010)	1	MJP24-0001 DVR24-0007 DR24-0004 LR24-0007 ZC24-0021 ZC24-0022 ZC24-0023	New 2,691 square-foot restaurant with an attached 708 square-foot covered patio area, a 735 square-foot drive-through canopy for double drive-through lanes, and a 525 square-foot trash enclosure, 1,456 square feet of new landscaping, a new trash enclosure, new lighting throughout, American Disabilities Act (ADA) paths from the parking lot to the building entry points, three short-term bicycle parking racks, and a total of 21 off-street parking spaces	4,659 square feet	Approved	PC: 9/4/2024 (Approved)	<b>Cesar Orozco</b>
Commercial	Sky Zone	Ryan Bickings	105 Plaza Drive #107 (APN:0081-570-120)	1	MJP24-0004	The proposed project consist of an indoor playground and tampline park within an existing vacant tenant space. The	N/A	Approved <b>Under Construction</b>	PC: 3/3/25 (Approved)	<b>Robby Thacker</b>
Commercial	Fairview at Northgate Tentative Map	Kier + Wright	Corner of Admiral Callaghan Lane and Turner Parkway	1	TM24-0003	Original parcel map subdivided the site into three parcels. Costco, retail and residential parcel. Tentative Map to subdivide retail parcel number two into three parcels.	N/A	Under Review	PC: 2/18/26 (Tentative)	<b>Robert Busick</b>
Commercial	Master Sign Program	Arrow Sign Company	1176 Admiral Callaghan Lane	1	PLN25-0099	The project consists of a Master Sign Program and a Variance to install a 20-foot pylon sign and a 10-foot monument signs.	N/A	Incomplete	PC: TBD	<b>Robert Busick</b>
Commercial	La Quinta Inn & Suites	Dynamic Hospitality, LLC	Vacant lot on Sonoma Blvd. near Mini Drive (APN: 0067-140-070)	2	SD20-0010 PM20-0002 DR24-0014 LR24-0003 PM20-0002	Approximately 49,741-square-foot, four-story hotel, which would include 96 guest rooms and onsite guest amenities, including an outdoor swimming pool, fitness room, bar, a dining room and community gathering areas	49,741 square feet	Withdrawn	N/A	<b>Robby Thacker</b>
Commercial	Chick Fil A	LRG Investors JSR, LLC - Ryan Nickleson	Sonoma Blvd South of Mini Drive (APN:0067-140-200)	2	UP22-0005 DR22-0007 DVR22-0013 DR22-0007 LR22-0003	A new 4,947 square-foot restaurant with three drive-through lanes with onsite improvements including 16,331 square feet of new landscaping, a new trash enclosure, new lighting throughout the site, American Disabilities Act (ADA) paths from the parking lot, six short-term bicycle parking racks, four long-term bicycle parking storage spaces and a total of 81 off-street parking spaces.	4,997 square feet	Approved	PC:11/13/23 (APPROVED)	<b>Cesar Orozco</b>

**VALLEJO LAND USE ENTITLEMENT (VALUE) LIST**  
**Updated 1/26/26**

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	Surf Thru Carwash	Ramirez Land Planning	Vacant lot on Sonoma Blvd. near Mini Drive (APN: 0067-140-070)	2	PLN25-0054	The project consists of a Minor Use Permit, Development Review, Design Review, Landscape Review, Parcel Map and Sign Permit for the subdivision of a 10.86-acre parcel into two parcels. Parcel 1 will be 1-acre with a 5,073 square-foot carwash, 1,242 square-foot carwash canopy, 3,994 square-foot solar vacuum canopies.	10,309 square feet	Incomplete	PC: TBD	<b>Robby Thacker</b>
Commercial	Federal Building Event Center	Elin Delgadillo	823 Marin Street (APN:0056-161-040)	4	UP18-0002 COA23-0005 PLN25-0103	Establishment of an event center and reduction of off street parking.	N/A	Under Review	PC & AHLC: 1/29/26 (Tentative)	<b>Laura Solomon</b>
Commercial	Panda Express Restaurant with Drive Thru	Lusis Guzman - Gary Wang	4301 Sonoma Blvd (APN0051-250-680)	4	UP22-0004 DR22-0006 DVR22-0012 LR22-0002 EXC22-0011	A new 2,700-square-foot restaurant with a drive-through for Panda Express. Site improvements are being proposed throughout the site to include 15,484 square-feet of landscaping, outdoor seating, a new trash enclosure, new lighting, American Disabilities Act (ADA) paths from the parking lot to the building, three short-term bicycle parking racks, two long-term bicycle storage spaces and a total of 33 off-street parking spaces, including two ADA parking spaces.	2,700 square feet	Finalized - Opened for Business	PC: 9/4/2024 (Approved)	<b>Cesar Orozco</b>
Commercial	New Auto Dealerships	George Allen - Wise Auto Group	500 Redwood Street (APN:0051-010-320)	4	DVR23-0032 DR23-0014 EXC24-0005 MUP23-0014 PM23-0004 VAR23-0003	Project consists of a subdivision of an existing 12.45 vacant parcel into three parcels (Parcel A at 4.46 acres, Parcel B at 4.17 acres, and Parcel C at 3.64 acres), and the development on the new Parcel B of a 24,963 square-foot auto dealership with a 1,437 square-foot car wash for the Hyundai automotive brand. The project also includes a total of 37,792 square feet of new landscaping, frontage improvements along Sonoma Boulevard, and 199 off-street parking spaces for customers, employees and vehicle storage.	26,400 square feet	Approved	PC:1/22/25 (Approved)	<b>Laura Solomon</b>

**VALLEJO LAND USE ENTITLEMENT (VALUE) LIST**

Updated 1/26/26

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	Coal Sheds Improvements	Reece Jatava - Mare Island Company	850 Nimitz Avenue (APN:0066-050-120)	4	PR24-0006	Preliminary Review of the Coal Sheds out on Mare Island for façade removal and replacement to City Landmark structures, new outdoor paving, flexible landscaping in pots, and signage.	N/A	Preliminary Review	N/A	Laura Solomon
Commercial	Blue Wave Express Carwash	BW Sonoma Vallejo, LLC.	4375 Sonoma Blvd. (APN: 0051-250-460)	4	DVR24-0006 DR24-0003 LR24-0006 MUP24-0003 ZC24-0020	Project consists of a new 4,456 square-foot express carwash, with a 3,232 square-foot covered vacuum bays and a 1,050 square-foot covered pay station, with on site and off site improvements.	8,738 square feet	Complete	PC: TBD	Julliette Avila
Commercial	ABC License for Quarter Cafe	Keith Seabury	1015 Walnut Avenue (APN:0066-050-170)	4	MJP24-0006	Request to add Type 20 (off-site sales of beer and wine) ABC license for Quarter's Cafe.	N/A	Approved	PC: 3/17/2025 (Approved)	Robby Thacker
Commercial	Waterfront Commercial	Himstra Properties, Inc. dba. Napa River Realty	913 Wilson Avenue	4	DVR22-0019 DR22-0008 LR22-0006 LLA23-0001	2,020 square-foot sales office with two tiny home park model RVs on cement pads for sales offices.	2,020 square feet	Complete	PC: TBD	Cesar Orozco
Commercial	Jack in the Box - Remodel	Greg Borchardt PM Design Group, Inc.	400 Broadway (APN:0056-062-190)	5	PLN25-0030	The project consists of an exterior modification to the facade of the existing Jack In the Box.	N/A	Approved - 7/31/2025 (Director Level)	N/A	Laura Solomon
Commercial	El Barbas	El Barbas Resturant and Bar	444 Broadway (APN:0056-062-220)	5	PLN25-0061	Project consists of the legalization of the installation of sign, additions without the benefit of permits.	N/A	Incomplete	N/A	Donna Baarsch
Commercial	Child Start and First 5 Solano Facility	Juan Cisneros - Child Start Inc.	1450 Colonel Avenue (APN:0074-195-010)	6	DVR24-0024 LR24-0017	Project consists of a new surface parking lot containing 67 spaces with a new driveway access from Cbrillo Avenue and Expansion of an existing parking lot from 30 to 46 spaces with an existing access from Cornel Avenue; total of 113 off-street spaces.	N/A	Approved - 3/17/25 (Director Level)  <b>Under Construction</b>	N/A	Cesar Orozco
Commercial	7-11 Gas Station	Erin Jackson - EJ Group	Vacant Site off Georgia Street (APN:0071-142-510)	6	PLN25-0116	The project consists of a Zoning Map Amendment, Major Use Permit, Development Review, Design Review, Landscape Review and a Sign Permit to construct a 3,940 square-foot convenience store with eight-pump fuel station. The applicant has requested 24-hour operations, off-site beer and wine sales, and zoning map	3,940 square feet	Under Review	PC: TBD CC: TBD	Robby Thacker

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Updated 1/26/26

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	24-Hour Planet Fitness	Andrew Davies - EKN Engineering	42 Springstowne Center (APN:0071-061-460)	6	PLN25-0098	The project consists of a Major Use Permit for 24-hour operation for a Planet Fitness	N/A	Approved	PC: 10/20/2025	Donna Baarsch
Commercial	Burger King Remodel	Brandy Yamamoto - BJV Arch	1 Mariposa Street (APN:0057-123-190)	5	PLN25-0216	The project consists of exterior remodel to the facade of the existing Burger King	N/A	Under Review	N/A	Juliette Avila
Commercial	Wine Bar	Erin Conner - Tierney Conner Architecture	337 Georgiua Street (APN:0056-192-050)	4	PLN25-0220	The project consists of the establishment of a wine bar occupying 2,129 square feet on the first floor at 337 Georgia Street. Hours of operation are proposed from 4 PM- 9 PM on Wednesday and Thursday; 4 PM – 10 PM on Friday; and Saturday and Sunday from 10 AM to 3 PM; 5 PM-10 PM.	N/A	Under Review	N/A	Juliette Avila
Commercial	All Soul's Cemetery	Scott F. Miller	550 Glen Cove Road (APN:0079-120-260)	3	PLN25-0217	The project consists of a new 26,509 square foot building to function as a combined funeral home, funeral service, and office building for the All Souls Cemetery. The proposed building is located near the southeast corner of the cemetery parcel close to I-780 and includes a surface parking lot with surrounding landscape improvements, as well as one additional access driveway along Benicia Road. A Zoning Code Text Amendment to Table 16.301-A within Vallejo Municipal Code is required to permit funeral and interment services within the Public and Semi-Public (PS) zoning district. A Major Use Permit is required for operation of a cemetery within the PS zoning district.	26,509 square feet	Incomplete	DRB: TBD PC: TBD CC: TBD	Robert Busick
Industrial	Concrete batch Plant	Sidhu Balwinder Kaur	1888 Broadway St (APN:0052-090-210)	4	SD19-0004	Legalize unpermitted concrete batch plant.	N/A	Under Review	PC: TBD	Cesar Orozco
Industrial	Fairgrounds Self Storage	Ryan Nickelson - LRG Investors, LLC	384 Fairgrounds Dr. (APN:0052-320-280)	4	SD19-0008 MJP19-0008 VAR19-0001 LR19-0002 SP19-0022	Project consists of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet and associated site improvements. The building breakdown is as follows: Storage Building A (78,850 square feet), Storage Building B (25,150 square feet), and Manager's Building (2,360 square feet).	106,360 square feet	Completed - Open for Buisness	PC: 5/18/20 (Approved)	Cesar Orozco

**VALLEJO LAND USE ENTITLEMENT (VALUE) LIST**  
**Updated 1/26/26**

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Industrial	DXD Self-Storage	Scott Hughes - DXD SS F2, LLC	1609 Lewis Brown Drive (APN:0052-040-530, -140,	4	PLN25-0027	The project consists of demolishing two single-level commercial buildings totaling 28,260 square-feet and constructing a four-story, 138,161 square-foot climate controlled self-storage facility. The building will have an overall building height of 49 feet. On-site improvements such as off-street parking, long and short-term bicycle parking and landscaping throughout the site is proposed. Off-site improvements include new sidewalk, curb and gutter, and a new driveway.	138,161 square feet	Under Review	DRB: 10/9/2025 - Recommended to PC with 3-0 vote.  PC: TBD	<b>Robert Busick</b>
Industrial	Mare Island Dry Dock 1	Wendy Rocha - Foth	1024 Nimitz Avenue	4	PLN25-0211	The proposed project consists of the recommissioning of Dry Dock 1 on Mare Island. This project will expand their services and provide repairs to a variety of marine vessels and include the installation of view fencing for public access.	N/A	Incomplete	AHLC: TBD	<b>Laura Solomon</b>
Industrial	Recology - Process of Solid Waste	Recology Vallejo	2021 Broadway (APN:0067-150-260)	2	PLN25-0230	The proposed project is an application for a Major Use Permit to allow the receipt, processing, and transfer of Municipal Solid Waste (MSW). Vehicles delivering MSW to the site would enter through the main driveway and tip the material on the floor of the existing recycling building. MSW would either be processed, mechanically or by hand, to recover recyclable materials, or placed in transfer trucks for transport and disposal at a permitted disposal facility or landfill. All MSW handling would occur inside the building. The proposed project would not increase or change the hazardous materials, including BOPA and e-waste, that are currently processed at the Facility.	N/A	Incomplete	PC: TBD	<b>Donna Baarsch</b>
Mixed Use	Fairview at Northgate (Costco)	Vallejo-Fairview Developers, LLC	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property) (APN:0081-490-010)	1	PR22-0018 PD17-0007 TM17-0002 ZMA17-0001 UP18-0007	153k sq. ft. Costco, 4 retail pads, 178 small-lot SFDs (proposed amendment to develop a 157,417 sq. ft. Costco, modifications to stormwater features, the layout of gas station aisles/pumps, and changes to building pad elevations )	179,688 square feet 178 single-family	Under Construction	CC:6/9/2020 (Approved)	<b>Cesar Orozco</b>

**VALLEJO LAND USE ENTITLEMENT (VALUE) LIST**  
Updated 1/26/26

Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Mixed Use	Solano Ranch Mixed-Use Project	Vincent Butler - Lake Street Ventures	Columbus Pkwy. at Admiral Callaghan Ln. (APN:0182-020-010, -020 and -080)	1	PD21-0001 ME21-0001 LR21-0001 CTA21-0001 GPA20-0001 SP21-0001	Mixed-use development on vacant 32-acre site at the intersection of Columbus Pkwy. and Admiral Callaghan Ln. The project includes 264 apartment units, 4 commercial buildings totaling 32,725 sq. ft., 11 acres of wetland/open space	32,725 square feet 264 multi-units	Hold - by applicant	DRB: June 13 PC: TBD	<b>Robby Thacker</b>
Mixed Use	149.1-acre Solano County Fairgrounds site	Solano County	Solano 360	1	PR22-0005	Preliminary review for Solano 360		Preliminary Review	N/A	<b>Cesar Orozco</b>
Public and Semi-Public	Turo University Guard House	Jennifer Levesque - Twin Steps Architecture	1310 Club Drive (APN:0052-130-050)	4	COA24-0004 DVR24-0029 DR24-0013	Project consists of a 340 square feet guard house for Turo University and proposed on-site and off-site improvements.	340 square feet	Approved	AHLC: 11/20/2025	<b>Robert Busick</b>
Public and Semi-Public	Truett Hall Renovation	Newman J. Hoffman - Turo University	251 Moore Street (APN: 0066-170-010)	4	COA21-0001	Construct a new exterior stairway and replace windows on historic structure.	N/A	Building Permit Finaled	AHLC: 11/17/22 (Approved)	<b>David Storer</b>
Public and Semi-Public	PD Building	City of Vallejo	111 Amador Street (APN:0056-216-080)	5	PLN25-0021	The project consists of demolishing existing police station and construction a new facility.	89,025 square feet	Under Review	PC: TBD	<b>Cesar Orozco</b>
Residential	Blue Rock Springs	Greg Norman Company	655 Columbus Pkwy.	1	PR19-0002	500-600 lot residential subdivision & 18-hole golf course	600-units	Preliminary Review	N/A	<b>Gillian Hayes</b>

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Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Residential	Fairview at Northgate Housing	Vallejo-Fairview Developers, LLC	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property) (APN:0081-490-010)	1	TM24-0002 DVR24-0021 DR24-0008 LR24-0015 PD24-0002	Fairview at Northgate - Residential Amendment - The project consist of amending the residential component of the the Fairview at Northgate Master Plan. The proposal consists of a total of 245-units; 119 detached single-family residences and 126 cluster type single-family detached homes. The area includes a neighborhood park, linear apark and dog park.	245-units	Under Review	PC: TBD CC: TBD	<b>Cesar Orozco</b>
Residential	Gateway Apartments	Russell Square Consulting, LLC	5180 Sonoma Blvd (APN:0067-150-280)	2	DVR21-0021 DR21-0005 LR21-0009	Project Consists demolition of an existing vacant commercial building and construction of 343 dwelling units distributed across 9 buildings and one central amenity building. The project also includes site improvements such as 105,959 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle racks and a total of 698 new off-street parking spaces.	343-units	Approved	PC: 11/6/2023 (Approved)	<b>Cesar Orozco</b>
Residential	Permanent Supportive Housing	Taryn Sandulyak - Firm Foundation	2441 Broadway (APN: 0067-140-150)	2	DVR22-0022	Permanent supportive housing for 47 individuals and provide various on-site services for people experiencing homelessness.	47-units	Completed - Open for Buisness	N/A	<b>Cesar Orozco</b>
Residential	Bordges Ranch	Braxton Warren	0068-570-100	2	PR24-0005	Preliminary Review for a 418-unit subdivision with affordable housing	418-units	Preliminary Review	N/A	<b>Cesar Orozco</b>
Residential	Jamella Court Subdivision	Blueacres, LLC	Jamella Court (APN:0068-580-120)	2	PLN25-0043	Preliminary review for 22 detached single-family residences on a previously recorded tentative map	22-units	Preliminary Review	TPRC: 4/17/25	<b>Robby Thacker</b>
Residential	Borges Ranch (Format Submittal)	Allen Warren	Vacant Site off Borges Lane (APN:0068-570-010, -020, -030, -040, -050, -060, -070, -080, -090, and -100)	2	PLN25-0089	The project consists of a Tentative Map, Development Review, Design Review, Hillside Development, and Landscape Review to subdivide a 122-acre parcel into 398 residential lots, including 68 deed restructured affordable units, open space and a community park.	395-units	Under Review	DRB: TBD PC: TBD	<b>Cesar Orozco</b>
Residential	Waterstone Phase 2A/2B	Tri Pointe Homes	APN:0082-010-260	3	DVR22-0002	185 single-family homes for Waterstone Phase 2A/2B	185-units (Market Rate)	Under Construction	N/A	<b>Cesar Orozco</b>
Residential	Vista Cove	Adam Smith - Sancerra LLC.	NE corner Shady Ln and Wildflower St. APN: 0079-171-170	3	DVR23-0017 DR23-0006 LR23-0002 MUP23-0010 TM23-0001 PD24-0001	Proposed development for 51 single-family dwelling units.	51-units	Under Review	DRB: July 10, 2025 (Recommended to PC) PC:TBD CC: TBD	<b>Cesar Orozco</b>

**VALLEJO LAND USE ENTITLEMENT (VALUE) LIST**  
**Updated 1/26/26**

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Residential	Vista La Terraza	Caleb Esborg - MDC Builders, Inc.	1390 Eucalyptus Drive	3	SB24-0002	SB330 application for 15 market rate units	15-units	Preliminary Review	N/A	Laura Solomon
Residential	Vallejo Broadway Housing	Redwood Residential	1765 Broadway APN:0052-160-100	4	DVR23-0005 DR23-0004 MUP23-0001 LR23-0001 ZC23-0007 LLA23-0002	111- multi-family residential project on approximately 4-acre site with a leasing office/community room. Two parcels will be merged together.	111-units	Approved	DRB: 5/9/2024 (Recommended to PC) PC: 9/4/2024 (Approved)	Cesar Orozco
Residential	Senior to Affordable Housing	Welltower Cogir Landlord, LP	2261 Tuolumne Street APN:0052-330-080	4	DVR24-0031	AB2011 and Density Bonus - conversion of an existing 24-unit independent living and 69-unit assisted living senior housing into a 93-unit affordable housing.	93-units	Approved - 7/14/25 (Ministerial)	N/A	Donna Baarsch
Residential	SB-9 Lot Split	MDRZ, Inc.	902 Kentucky Street (APN:0056-114-200)	5	DVR23-0028 DR23-0010 LR23-0028 PM23-0003	SB9 application. The project consists of subdividing an existing 6,500 square-foot lot into two 3,189 square-foot lots. Each lot will have a two-story duplex, for a total of four units. Unit A and C will have a total area of 1,490 square feet and an attached two-car garage and Unit B and D will have a total building area of 1,070 square feet and an attached one car garage.	4-units	Approved - 1/19/24 (Ministerial)	N/A	Cesar Orozco
Residential	Alterations to existing home	Jean Drolet	602 Georgia Street (APN:0056-201-200)	5	PLN25-0069	The project consists of a Certificate of Appropriateness and a Variance for an Expansion and renovation of an existing single-family residence, including: removal of two prior additions, false mansard-style roof, and other exterior features added in 1970s; an addition and a new driveway and basement for a garage/workshop.	1-unit (Existing Residence)	Under Review	AHLC: 2/19/26 (Tentative)	Robert Busick
Residential	Porter Street Housing	Klein Financial Corporation	961 Porter Street APN: 0061-160-180	6	DVR22-0046 DR22-0013 LR22-0010	Density Bonus Project: adding an additional 122 units to an existing apartment complex. 20 percent of the units will be for low income level. Request of nine waivers and one concession.	122-units	Approved - 8/21/23  Under Construction	PC: 8/21/23 (Approved)	Cesar Orozco
Residential	KB Home Rollingwood Subdivision	KB Homes North Bay, LLC	201 Rollingwood Drive APN: 0072-170-050, -060	6	DVR23-0042 DR23-0019 LR23-0013 MUP23-0019 TM23-0003	The project consists of a new subdivision with 138 new parcels, 130 single-family residence and a total of 8 parcels dedicated for bio-retention swells and open space.	130-units	Approved	DRB: 12/12/2024 (APPROVED) PC: November 3, 2025 (Approved)	Robby Thacker
Residential	14-unit Affordable Housing project	Heather Chicoine - Firm Foundation	1140 Fifth Street APN:0062-070-090	6	DVR24-0035 DR24-0016 LR24-0022	Density Bonus/SB35 - 14-unit affordable housing project with onsite amenities and services	14-units	Approved - 10/10/25 (Ministerial)	N/A	Robert Busick

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Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Residential	Reis Ave. subdivision	David Jacobson	Off Reis Ave (APN:0074-110-500)	6	PLN25-0039	Preliminary Review consists of a 5-lot subdivision, featuring attached duplexes with 1,424 square feet of living area on each lot, as well as three detached Accessory Dwelling Units (ADUs)	13-units (10SFR + 3ADUs)	Preliminary Review	N/A	<b>Juliete Avila</b>
Residential	Senior Affordable Housing	Don Gilmore - Community Housing Capital	759 Sonoma Boulevard (APN:0061-051-010, - 020, -030, -040, & -050)	6	PLN25-0075	SB330: Preliminary Application - The project consists a new construction to provide 78 units for senior affordable housing.  SB35 - Letter of Intent submitted.	78-units	Preliminary Review	N/A	<b>Cesar Orozco</b>
Residential	Senior Affordable Housing	Don Gilmore - Community Housing Capital	720 Sonoma Boulevard (APN:0061-052-130)	6	PLN25-0076	SB330: Preliminary Application - The project consists a new construction to provide 20 units for senior affordable housing.  SB35 - Letter of Intent submitted.	20-units	Preliminary Review	N/A	<b>Cesar Orozco</b>
Residential	Senior Affordable Housing	Don Gilmore - Community Housing Capital	720 and 759 Sonoma Boulevard (APN:0061- 051-010, -020, -030, - 040, & -050 and 0061- 052-130)	6	PLN25-0196	SB35 and Density Bonus -The project consists of two new residential buildings containing affordable senior housing units located across Sonoma Blvd from each other. The first building located at 720 Sonoma Blvd proposes one 4-story building containing 20 residential units within 24,805 sq. ft. of buliding area and a 4,900 sq. ft. parking garage with 15 spaces accessed from Sonoma Blvd on a 12,000 sq. ft. (0.275 acre) parcel. The second building located at 759 Sonoma Blvd proposes one 6-story building containing 77 units and 1 management unit within 77,900 sq. ft. of building area and a 13,000 sq. ft. parking garage with 36 spaces accessed from McLane Street on a 30,000 sq. ft. (0.69 acre) site currently comprised of 5 parcels to be merged into one. Site improvements including landscape included on both sites.	98-units	Incomplete	N/A	<b>Robert Busick</b>
Residential	Commercial to Residential	Thomas Biggs - Biggs Group Architectrual	2315 Springs road (APN:0071-062-240)	6	PLN25-0183	The project consists of converting an existing two-story commercial building into residential units. Existing: three retail spaces on the ground floor and one residential unit on the second floor. Proposed: one retail space and two residential units on the ground floor and three residential units on the second floor.	5-units	Incomplete	N/A	<b>Robert Busick</b>

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Project Type	Project Name	Applicant	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Residential	SB-9: 2 Unit Development	Jimmie Zhou	Vacant Site off Mississippi (APN:0051-233-230)	4	PLN25-0229	The project consists of a 2-unit development on a vacant parcel off Mississippi Street. Each unit will have a total living area of 1,099 square feet with a 345 square-foot attached one-car garage.	2-units	Incomplete	N/A	<b>Robby Thacker</b>
Residential	Coral Sea Village	Eric Olson - Lennar	Coral Sea Village Circle	4	PLN25-0158	The project consists of the development of 75 vacant parcels off Flagship Drive into 68 detached single-family residences and seven fourplexes.	96-Units	Complete	N/A	<b>Robby Thacker</b>
Residential	SB-9: 2 Unit Development	Jimmie Zhou	240 Mississippi Street (APN:0051-233-240)	4	PLN25-0187	The project consists of a 2-unit development on a vacant parcel off Mississippi Street. Each unit will have a total living area of 1,099 square feet with a 345 square-foot attached one-car garage.	2-units	Incomplete	N/A	<b>Julliete Avila</b>
Residential	Fairgrounds Multi-Family	Jason Choo - Fairgrounds Drive Retail, LLC	1700 Fairgrounds Drive (APN:0068-131-120)	2	DVR23-0025	The project consists of a Multi-family residential development involving 42 apartment units on a 0.94-acre parcel of land. The project is a "by right project" filed pursuant to Senate Bill (SB) 35 (California Government Code Section 65913.4: Ministerial approval of infill affordable housing projects). The project also allocates 10 percent or five units for Low Income (50 to 80 percent of Area Median Income).	42-units	Approved - 3/19/24 (Ministerial)	N/A	<b>Cesar Orozco</b>
Map Amendments	Lincoln Road GP Amendment	Anwar Mizra	Vacant site off Lincoln Road East	6	PLN25-0067	The project consists of a General Plan Map Amendment to change the land use designation from Retail Entertainment to Business/Limited Residential.	N/A	Under Review	PC: TBD CC: TBD	<b>Laura Solomon</b>

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**Long Range Planning Projects - January 2026**

Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>General Plan Annual Progress Report for Calendar Year 2025</b>	This is an annual report that the City is required to submit to the State of California. It tracks progress in implementing the General Plan, with a particular focus on the Housing Element, and includes updates on housing production, policy actions, and the City's progress toward its planning goals. The APR must be reviewed by the Planning Commission and City Council prior to submittal.	Annual Report	City of Vallejo - Planning and Development Services	Robert Busick, Senior Planner	In Progress	The APR is currently being completed and is tentatively scheduled for Planning Commission and City Council review in March 2026. The APR will be submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD) by April 1, 2026.
<b>Housing Element Program A 1.1.6 (Rezoning and Redesignations to Maintain Surplus Capacity for Lower Income Units) Implementation</b>	This project is an ordinance amending Title 16 ("Zoning") of the Vallejo Municipal Code to confirm "by right" development provisions for designated Housing Element sites, as required by State law to accommodate the City's Regional Housing Needs Allocation (RHNA). The amendments would establish a minimum density of 20 dwelling units per acre and require residential-only development on the affected sites. This work implements Housing Element Program A 1.1.6.	Ordinance	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	The Planning Commission considered the proposed ordinance on December 15, 2025, and continued the item to January 21, 2026, to allow staff to meet with affected property owners to clarify the ordinance's intent and potential impacts on their properties.
<b>Housing Element Program F 1.1.3 (Renter Protection and Housing Stability Program) Implementation</b>	As part of the Downtown Vallejo Specific Plan (DVSP) Update, the consultant team will prepare a citywide Anti-Displacement Strategy and conduct feasibility analyses for a range of policy tools, including rent stabilization, just cause eviction protections, tenant anti-harassment protections, and a tenant's right to counsel. Draft ordinances will be prepared based on this analysis, with the aim of promoting housing stability, preventing involuntary displacement, and ensuring that Vallejo's revitalization benefits all members of the community. This work implements Housing Element Program F 1.1.3.	Ordinances	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	See status for DVSP Update.
<b>General Plan Amendments to Address Environmental Justice Requirements</b>	This project will integrate environmental justice policies and actions into the overall General Plan, in compliance with Senate Bill (SB) 1000, which requires cities to address the needs of disadvantaged communities by promoting equitable access to resources, improving public health outcomes, and reducing environmental burdens.	General Plan Amendment	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	The City contracted PlaceWorks to assist with preparation of the amendments. Staff has revised the administrative draft GPAs prepared by PlaceWorks and received comments from the City Attorney's Office. Next steps include finalizing the administrative draft GPAs by addressing City Attorney's Office comments and incorporating additional revisions, releasing the draft GPAs for a 30- to 45-day public review period, and making any necessary revisions in response to public input before bringing the amendments to the Planning Commission and City Council for adoption.
<b>General Plan Amendments to Address Climate Adaptation, Wildfire Risk, Flooding and Sea Level Rise</b>	This project will update the General Plan's Nature and Built Environment Chapter, in compliance with Government Code Section 65302(g), to incorporate climate adaptation and resilience strategies. These include a climate vulnerability assessment, wildfire risk reduction, extreme heat mitigation, and flood protection, along with related goals, policies, and implementation measures to safeguard the community from climate-related hazards.	General Plan Amendment	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	On Hold	The City contracted PlaceWorks to assist with preparation of the amendments. An initial draft has been submitted. Following adoption of the GPAs to address EJ, staff will review and revise the administrative draft climate adaptation GPAs prepared by PlaceWorks, with assistance from the City Attorney's Office.

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Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>Mare Island Specific Plan</b>	This project is a comprehensive update to the Mare Island Specific Plan (MISP), originally adopted by the Vallejo City Council in 1999. The draft specific plan submitted by the Mare Island Company in October 2024 envisions the redevelopment of Mare Island into nine livable, connected, and diverse neighborhoods, each featuring a range of development patterns and unique character inspired by the island's history and ecology. The land use plan in the draft is estimated to generate up to 14,000 dwelling units and between 14,900 and 17,000 jobs.	Specific Plan	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	The City has reviewed the initial draft MISP and routed it internally for feedback. The City contracted with Stantec to prepare the Environmental Impact Report (EIR) and any additional environmental review required under the National Environmental Policy Act (NEPA). The City also contracted with the Good City Company to conduct a comprehensive peer review of the draft Specific Plan. Good City submitted an administrative draft comment letter on December 4, 2025, which is currently under City review. Next steps include transmitting the comment letter to Mare Island Company by February 2026 with a request for a second draft MISP, providing a status update on the planning process to City Council on March 24, 2026 (tentative), and releasing the EIR Notice of Preparation thereafter. The Draft EIR is anticipated to be released for a 45-day public review period in September/October 2026.
<b>Downtown Vallejo Specific Plan Update</b>	This project is a comprehensive update to the Downtown Vallejo Specific Plan (DVSP), originally adopted by the Vallejo City Council in 2005. This update is intended to develop a community-supported and implementable plan that addresses land use, mobility, infrastructure, housing, equity, economic development, and environmental sustainability. The process will build consensus through meaningful public engagement, integrate market realities and infrastructure needs, and ensure full compliance with state statutes, the California Environmental Quality Act (CEQA), and the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy. At build out, the planning area may accommodate about 1,100 new housing units.	Specific Plan	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	In May 2025, the City executed master funding and supplemental agreements with MTC to enable reimbursements under the One Bay Area Grant (OBAG) program, and the City Council accepted the grant in June 2025. In October 2025, the City released a Request for Proposals (RFP) to solicit qualified consultants for the specific plan update. In December 2025, the City received proposals from seven consultant teams. Next steps include reviewing and ranking the proposals, interviewing finalist teams in early to mid-February 2026, and recommending a consultant team to the City Council for contract approval, with the goal of executing an agreement and initiating the planning process in spring 2026.
<b>Vallejo Waterfront Specific Plan</b>	This project is a specific plan that will replace the Vallejo Waterfront Planned Development Master Plan (WPDMP) and Design Guidelines adopted by the Vallejo City Council/Redevelopment Agency in 2005. The project is intended to develop a community-supported and implementable plan that addresses land use, mobility, infrastructure, housing, equity, economic development, and environmental sustainability. The process will build consensus through meaningful public engagement, integrate market realities and infrastructure needs, and ensure full compliance with state statutes, the California Environmental Quality Act (CEQA), and the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy. At build out, the planning area may accommodate about 2,300 new housing units.	Specific Plan	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	In May 2025, the City executed master funding and supplemental agreements with MTC to enable reimbursements under the One Bay Area Grant (OBAG) program, and the City Council accepted the grant in June 2025. In October 2025, the City released a Request for Proposals (RFP) to solicit qualified consultants for the new specific plan. In December 2025, the City received proposals from seven consultant teams. Next steps include reviewing and ranking the proposals, interviewing finalist teams in early to mid-February 2026, and recommending a consultant team to the City Council for contract approval, with the goal of executing an agreement and initiating the planning process in spring 2026.
<b>ADU Ordinance Update</b>	This project is an ordinance amending Chapter 16.303 ("Accessory Dwelling Units") of the Vallejo Municipal Code to comply with State ADU Law under Government Code Sections 65852.2 and 65852.22, ensuring that local regulations align with state requirements for both accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).	Ordinance	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	On Hold	The proposed municipal code amendments have been drafted and reviewed by the City Attorney's Office. Based on that review, the City Attorney's Office has determined that the ordinance will be re-drafted. Staff is continuing to work with the City Attorney's Office to finalize the ordinance and bring it forward to the Planning Commission and City Council for consideration and adoption.

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Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>Vallejo Downtown/Waterfront Parking Management Program and Action Plan</b>	This project, funded through a technical assistance grant from MTC, will develop an action plan to update the City's parking regulations and align the City's parking program with MTC's TOC Policy. The action plan includes proposed zoning text amendments to eliminate parking minimums within one-half mile of the Vallejo Ferry Terminal and Mare Island Ferry Terminal, establish parking maximums within the same area, and allow unbundled parking and shared parking citywide.	Action Plan; Ordinance	City of Vallejo - Public Works Department; City of Vallejo - Planning and Development Services	Tony Chu, ; Hector Rojas, Long-Range Planning Manager; Robert Busick, Senior Planner	In Progress	The project was originally managed by the City's former Transportation Program Superintendent and is now being co-led by staff from the Public Works Department and Planning and Development Services Department. In November 2025, the City met with MTC and AECOM to re-initiate the project. Since that time, City staff has reviewed the administrative draft action plan and provided comments to AECOM to support finalization of the draft. Next steps include finalizing the draft action plan, coordinating with the City Attorney's Office on zoning text amendments, and bringing the action plan and associated zoning amendments before the Planning Commission and City Council for consideration and adoption by June 2026.
<b>CEQA/VMT Transportation Impact Analysis Guidelines</b>	This project will update the City's Transportation Impact Analysis (TIA) Guidelines to establish general procedures and requirements for preparing CEQA-compliant transportation impact studies for land use development projects in Vallejo, consistent with Senate Bill 743, which shifts the focus of transportation analysis from vehicle delay (LOS) to vehicle miles traveled (VMT).	General Plan Amendment	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	The City contracted with Fehr & Peers to prepare updated guidelines, and the consultant submitted an administrative draft in March 2025. City staff reviewed the draft and provided annotated comments, which were incorporated into a second draft. However, the consultant's contract expired in June 2025, and additional work is required to expand the scope and ensure the guidelines are legally defensible, including development of substantial evidence to support vehicle miles traveled (VMT) screening criteria for small and local-serving retail projects. A new contract was drafted in August 2025 to expand the scope of work; the City Attorney's Office is currently coordinating with the consultant's legal counsel to finalize acceptable indemnification language. Upon execution of the amended contract, the consultant will complete the expanded scope of work and finalize the guidelines within two to three months, after which staff will work with the City Attorney's Office to bring the guidelines before the Planning Commission and City Council for consideration and adoption by the end of the year.

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Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>Inclusionary Housing Zoning and In-lieu Fee Feasibility Study</b>	This project will evaluate the feasibility of adopting an inclusionary housing ordinance in Vallejo, including an analysis of in-lieu fee options. The study will assess market conditions, development economics, and policy alternatives to determine appropriate inclusionary requirements and fee structures that support affordable housing production while maintaining development viability.	Study; Zoning Text Amendment	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	The City contracted with Economic & Planning Systems (EPS) to prepare the Inclusionary Housing and Commercial Linkage Fee studies. EPS completed the studies in June 2025 and presented the results at joint Planning Commission and City Council study sessions on July 7, 2025, and November 24, 2025. The studies concluded that the development prototypes analyzed are not currently financially feasible, even prior to the application of affordability requirements or additional impact fees. At the November 24, 2025 joint meeting, the Planning Commission and City Council directed staff to proceed with drafting ordinances to establish inclusionary housing requirements and a commercial linkage fee. On December 22, 2025, and January 15, 2026, staff met with the City Attorney's Office to review inclusionary housing regulations from other jurisdictions and begin developing policy options for future consideration by the Planning Commission and City Council. Staff is scheduling a final meeting with the City Attorney's Office to complete the draft policy options.
<b>Commercial Linkage Fee Nexus Study</b>	This project will prepare a nexus study to evaluate the relationship between new commercial development and the demand for affordable housing in Vallejo. The study will analyze employment generation, wage levels, and housing needs associated with commercial projects to determine a legally defensible fee structure that supports affordable housing production.	Study; Zoning Text Amendment	City of Vallejo - Planning and Development Services	Hector Rojas, Long-Range Planning Manager	In Progress	The City contracted with Economic & Planning Systems (EPS) to prepare the Inclusionary Housing and Commercial Linkage Fee studies. EPS completed the studies in June 2025 and presented the results at joint Planning Commission and City Council study sessions on July 7, 2025, and November 24, 2025. The studies concluded that the development prototypes analyzed are not currently financially feasible, even prior to the application of affordability requirements or additional impact fees. At the November 24, 2025 joint meeting, the Planning Commission and City Council directed staff to proceed with drafting ordinances to establish inclusionary housing requirements and a commercial linkage fee. On December 22, 2025, and January 15, 2026, staff met with the City Attorney's Office to review inclusionary housing regulations from other jurisdictions and begin developing policy options for future consideration by the Planning Commission and City Council. Staff is scheduling a final meeting with the City Attorney's Office to complete the draft policy options.

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Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>Solano Bayshore Resiliency Project</b>	This is a multi-jurisdictional effort led by the Fairfield-Suisun Sewer District (FSSD), in partnership with Solano County and its cities, to develop a Subregional Shoreline Adaptation Plan. The project will integrate nature-based and hybrid strategies to protect infrastructure, communities, and ecosystems from the impacts of sea level rise. Key components include a vulnerability assessment of shoreline hazards, equitable community engagement to ensure diverse input, and science-based adaptation planning that equips local governments with tools for long-term resilience and proactive climate adaptation. Funded through the Governor's Office of Land Use and Climate Innovation's Regional Resilience Grant Program, the plan will provide coordinated strategies that reduce risks to infrastructure, ecosystems, and vulnerable populations while advancing regional collaboration.	Shoreline Adaptation Plan	Fairfield-Suisun Sewer District; Solano County	Meg Herston, Director of Environmental Services	In Progress	The project is advancing through a phased approach. Phase 1 (Pre-Planning) focused on community outreach, equitable engagement, and initial vulnerability assessments. Phase 2 (2025–2026) is underway and emphasizes data collection, hazard mapping, and exposure analysis, while Phase 3 will focus on development of the shoreline adaptation plan, including specific strategies and project concepts. City staff has actively participated in Technical Advisory Committee (TAC) meetings on behalf of the City of Vallejo and attended the Vallejo Community Working Group meeting held at the Vallejo Public Library in November 2025. In accordance with San Francisco Bay Conservation and Development Commission (BCDC) requirements, the City posted a Notice of Intent to initiate the Subregional Adaptation Plan on the City's website and promoted the upcoming online community meeting scheduled for January 22, 2026 through the Vallejo Weekly and the City's email distribution lists. Next steps include continued participation in TAC meetings, participation in the January 2026 online community meeting, and coordination with project partners to advance community engagement, prepare the draft Subregional Adaptation Plan, complete environmental review, and move the plan toward adoption.
<b>Solano County Agricultural Initiative</b>	This is a two-year countywide initiative led by the Solano County Board of Supervisors and Department of Agriculture to strengthen the long-term viability of the County's agricultural economy and protect working lands. Funded by a Sustainable Agricultural Lands Conservation (SALC) grant, the initiative will engage a coalition of strategic partners to prepare an agricultural economic development plan, assess infrastructure needs, and develop land use actions that support conservation and city-centered growth. The effort is intended to enhance local food systems, agritourism, processing, and distribution networks while safeguarding Solano's agricultural heritage.	Agriculture Plan	Solano County - Department of Agriculture	Ed King, Agricultural Commissioner	In Progress	The project team shared the draft Land Use Assessment and Action Plan with the Steering Committee in September 2025, to solicit initial feedback on proposed strategies, including updates and potential expansion of the Agricultural Reserve Overlay (ARO), establishment of an inter-agency planning group to coordinate housing and farmland preservation efforts, and collaboration with cities to define clear planning goals within spheres of influence. Feedback from the Steering Committee will inform revisions to the draft and support subsequent phases addressing agricultural viability and infrastructure needs. City staff has actively participated in Land Use & Infrastructure Committee (LUIC) meetings on behalf of the City of Vallejo. Next steps include continued participation in LUIC meetings and review of draft work products to assess potential impacts to Vallejo. The initiative is anticipated to be completed in 2026.

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Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>Solano-Napa North Bay Passenger Rail Feasibility Study</b>	This study is a joint effort by the Solano Transportation Authority (STA) and the Napa Valley Transportation Authority (NVTA) to evaluate the feasibility of extending passenger rail service between Solano and Napa Counties. Building on the 2024 Vallejo Passenger Rail Study, the project will assess how Napa County and the City of Napa could be served and how new north-south passenger rail services can best integrate with potential east-west connections linking Novato, Suisun/Fairfield, Capitol Corridor, and SMART. The study includes a review of previous plans, existing conditions analysis, market demand and service planning, governance models, community benefits, and capital and operating cost estimates. Its goal is to develop service options that align with the California State Rail Plan, improve multimodal connectivity, and support economic development in the North Bay.	Feasibility Study	Solano Transportation Authority; Napa Valley Transportation Authority	Kathrina Gregana, Associate Planner	In Progress	The project team has completed a review of prior studies and prepared an existing conditions memorandum. A market assessment and conceptual service plan have also been completed, including analysis of trip flows between Napa, Vallejo/American Canyon, and Fairfield/Suisun City. Draft service development goals emphasize frequent service connecting Napa-Vallejo-Suisun, with transfers to Capitol Corridor, SMART, and the Vallejo Ferry. City staff has actively participated in monthly check-in meetings with project partners. Next steps include continued participation in monthly meetings, stakeholder outreach, and review of draft work products as the project team advances development of a conceptual service vision.
<b>Regional Mapping &amp; Wayfinding Pilot - Vallejo</b>	This project is part of the Metropolitan Transportation Commission's (MTC's) Regional Mapping and Wayfinding Program, which is creating a standardized, easy-to-use transit navigation system across the Bay Area. Vallejo was selected as one of nine pilot hubs due to its role as a multimodal gateway. The pilot will test a coordinated set of new regional wayfinding signs and maps, designed to improve accessibility, clarify connections between bus and ferry services, and enhance the rider experience. The project will also address outdated and inconsistent signage, improve ADA-accessible pathways, and coordinate with local improvements such as the Vallejo Mobility Hub project. Lessons learned from the pilot will inform a broader regional rollout of wayfinding standards.	Transit Wayfinding	Metropolitan Transportation Commission	Gordon Hansen, Mapping and Wayfinding Project Manager	In Progress	A draft pilot sign placement strategy was shared for stakeholder review in August 2025, outlining proposed locations and typologies for bus, ferry, pedestrian, and vehicular wayfinding signs. City staff participated in a March 2025 site visit to inform project recommendations and reviewed Nelson\Nygaard's draft recommendations with Public Works staff, providing consolidated comments in August 2025. Stakeholders - including the City of Vallejo, SolTrans, the Solano Transportation Authority (STA), and the Napa Valley Transportation Authority (NVTA) - are currently providing feedback on design coordination, ADA accessibility, and integration with concurrent projects. Next steps include final design refinements, permitting, and fabrication in 2026, with staff supporting pilot project implementation by Public Works as needed..
<b>Ferry Terminal Access Plan</b>	This project, led by the Water Emergency Transportation Authority (WETA) in partnership with the City of Vallejo, will evaluate and improve multimodal access to the Vallejo Ferry Terminal and adjacent Transit Center. The plan will analyze existing walking, biking, transit, and driving conditions within a two-mile radius of the terminal, identify gaps and barriers in the first/last mile network, and propose infrastructure and programmatic improvements that enhance safety, connectivity, and the overall passenger experience. Key components include a Level of Traffic Stress (LTS) and walk/bike shed analysis, review of existing plans and projects, development of access improvement strategies, and robust public and stakeholder engagement. The plan will also include cost estimates, funding strategies, and an implementation program to prioritize both quick-build and long-term projects. Findings will support WETA, the City, and regional partners in aligning future access improvements with upcoming planning efforts, including the Downtown and Waterfront Specific Plans and MTC's Transit-Oriented Communities (TOC) policy.	Transportation Plan	Water Emergency Transportation Authority	Gabriel Chan, Transportation Planner	In Progress	WETA retained Fehr & Peers to prepare the study, with work initiated in August 2025. The consultant team is currently conducting an existing conditions analysis, including data collection, field visits, and walk/bike shed mapping. City staff has actively participated in weekly project check-in meetings with project partners, reviewed and provided comments on the draft existing conditions chapter, and promoted the project website through the Vallejo Weekly and the City's email distribution lists. The project website is currently collecting community input through an interactive map feature. Next steps include continued participation in weekly project and stakeholder meetings, initiation of stakeholder engagement and public outreach, and review of draft work products as the project advances toward preparation of a draft plan in 2026.

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Project	Description	Project Types	Lead Agency	Agency Contact	Status	Status Notes
<b>Zoning - Clean Up (Phase II)</b>	Focus on cleaning up procedures & permits (part 6)	Ordinances	City of Vallejo, Planning and Development Services Department	Hector Rojas, Long-Range Planning Manager	On Hold	
<b>Sonoma Boulevard Specific Plan Update</b>		Specific Plan	City of Vallejo, Planning and Development Services Department	Hector Rojas, Long-Range Planning Manager	On Hold	
<b>Bicycle and Pedestrian Master Plan</b>		Master Plan	City of Vallejo, Planning and Development Services Department	Hector Rojas, Long-Range Planning Manager	On Hold	
<b>Vacation Rental Policy</b>		Ordinance	City of Vallejo, Planning and Development Services Department	Hector Rojas, Long-Range Planning Manager	On Hold	