

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Long Range Planning Projects - July 2025

Project	Description	Project Types	Staff Planners	Begin Date	Status
General Plan Housing Element Update for the 6th Cycle (2023-2031)	This project is the City's 6th Cycle Housing Element Update, which includes amendment of the General Plan, a general plan map amendment to designate three sites (APNs 0052110140, 0051250230, and 0069032240) from Mix of Housing Types/Medium Density (R-MH) to Primarily Multi-Family (R-MF), a zoning map amendment to rezone the same sites from Residential Medium Density (RMD) to Residential High Density (RHD), and a text amendment to Chapter 16.301 of the Vallejo Municipal Code to confirm "by right" development provisions for certain Housing Element sites, as required by State Law in order to accommodate the City's Regional Housing Needs Allocation (RHNA).	General Plan Amendment	Hector Rojas	4/4/2022	Completed: The City Council adopted the Housing Element Update on December 30, 2025. The California Department of Housing and Community Development (HCD) certified the updated element the following day.
General Plan Annual Progress Report for Calendar Year 2024	This is an annual report that the City is required to submit to the State. 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	Hector Rojas/Laura Solomon	2/1/2025	Completed: The Planning Commission and City Council received the APR for Calendar Year 2024 in March 2025. The APR was submitted to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD) on March 27, 2025.
General Plan Amendments to Address Environmental Justice Requirements	This project will integrate environmental justice policies and actions into the overall General Plan, in compliance with Senate Bill 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	Hector Rojas	1/1/2025	In Progress: The City has contracted with PlaceWorks to assist in preparing the amendments. An initial draft has been submitted and is currently under internal review. Staff is working to incorporate feedback from the Public Works and Fire Departments, as well as the City Attorney's Office. The City anticipates releasing a public draft for community review and comment by October 2025.
General Plan Amendments to Address Climate Adaptation, Wildfire Risk, Flooding and Sea Level Rise	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	Hector Rojas	1/1/2025	In Progress: The City contracted PlaceWorks to assist with preparation of the amendments. An initial draft has been submitted and is currently under internal review.
Mare Island Specific Plan	This project is a comprehensive update to the Mare Island Specific Plan, 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	Hector Rojas	10/10/2024	In Progress: The City reviewed the initial draft plan and routed it for feedback. Comments are expected to be provided to Mare Island Company in November 2025. The City is also contracting with Stantec to prepare the EIR for the draft plan. In parallel, the City is finalizing the Mare Island Infrastructure Assessment Report, which will provide a comprehensive overview of the island's existing infrastructure capacity. Completion of the report is anticipated in Q2 2025.

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Long Range Planning Projects - July 2025

Project	Description	Project Types	Staff Planners	Begin Date	Status
Mare Island Development Agreement Annual Review (DA24-0001)	Annual update and review of the Mare Island Development Agreement. Includes a presentation to Planning Commission	Annual Report	Cesar Orozco	6/5/2024	Completed.
Downtown Vallejo Specific Plan Update	This project is a comprehensive update to the Downtown Vallejo Specific Plan, 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; Planned Development Area Grant	Hector Rojas	5/1/2025	In Progress: In May 2025, the City executed master funding and supplemental agreements with the Metropolitan Transportation Commission to enable reimbursements under the One Bay Area Grant (OBAG) program. The City Council formally accepted the grant on June 24, 2025. The City is currently preparing a Request for Proposals (RFP) to solicit qualified consultants for the specific plan update. The RFP is expected to be released in September 2025, with consultant selection anticipated the following month.
Vallejo Waterfront Specific Plan	This project is a specific plan that will replace the Vallejo Waterfront Planned Development Master Plan 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; Planned Development Area Grant	Hector Rojas	5/1/2025	In Progress: In May 2025, the City executed master funding and supplemental agreements with the Metropolitan Transportation Commission to enable reimbursements under the One Bay Area Grant (OBAG) program. The City Council formally accepted the grant on June 24, 2025. The City is currently preparing a Request for Proposals (RFP) to solicit qualified consultants for the specific plan update. The RFP is expected to be released in September 2025, with consultant selection anticipated the following month.
ADU Ordinance Update	This project will amend Vallejo Municipal Code Chapter 16.303 (Accessory Dwelling Units) 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).	Zoning Text Amendment	Hector Rojas	4/1/2025	In Progress: The proposed municipal code amendments have been drafted and are currently under review by the City Attorney's Office. The amendments are expected to be considered by the Planning Commission and City Council by the end of summer 2025.
CEQA/VMT Transportation Impact Analysis Guidelines	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	Hector Rojas	3/1/2025	In Progress: The City has contracted with Fehr & Peers to prepare the new guidelines. An initial draft has been submitted and is currently under internal review. The City is also considering amending the consultant's contract to expand the scope of work to include development of substantial evidence supporting VMT screening criteria for small and local-serving retail projects.

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Long Range Planning Projects - July 2025

Project	Description	Project Types	Staff Planners	Begin Date	Status
Inclusionary Housing Zoning and In-lieu Fee Feasibility Study	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	Hector Rojas	9/12/2023	In Progress: The City has contracted with Economic & Planning Systems (EPS) to complete the study. EPS presented its preliminary results to the Planning Commission and City Council at a joint meeting on July 7, 2025. Both bodies requested additional data to inform further analysis. The City and consultant are currently discussing potential next steps for advancing this policy.
Commercial Linkage Fee Nexus Study	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	Hector Rojas	9/12/2023	In Progress: The City has contracted with Economic & Planning Systems (EPS) to complete the study. EPS presented its preliminary results to the Planning Commission and City Council at a joint meeting on July 7, 2025. Both bodies requested additional data to inform further analysis. The City and consultant are currently discussing potential next steps for advancing this policy.
Priority Conservation Area Amendments	This project will amend Vallejo's existing Priority Conservation Areas (PCAs) to ensure consistency with the Metropolitan Transportation Commission's (MTC's) updated PCA framework.	Mapping	Hector Rojas	2025	Completed: MTC/ABAG staff generated the proposed amended PCA boundaries. The City approved the proposed changes on April 18, 2025.
Zoning - Clean Up (Phase II)	Focus on cleaning up procedures & permits (part 6)	Zoning Text Amendment	Hector Rojas	Future - TBD	On Hold
Sonoma Boulevard Specific Plan Update		Specific Plan	Hector Rojas	Future - TBD	On Hold
Bicycle and Pedestrian Master Plan		Master Plan	Hector Rojas	Future - TBD	On Hold
Vacation Rental Policy		Zoning Text Amendment	Hector Rojas	Future - TBD	On Hold