

State of California)
County of Solano) ss
City of Vacaville)



I, Michelle A. Thornbrugh, City Clerk of the City of Vacaville, State of California, hereby certify that the foregoing **Ordinance No. 2024** was published in accordance with the provisions of Government Code Section 36933 and **INTRODUCED** at a regular meeting of the City Council of the City of Vacaville, held on the 28th day of July, 2026 by the following vote:

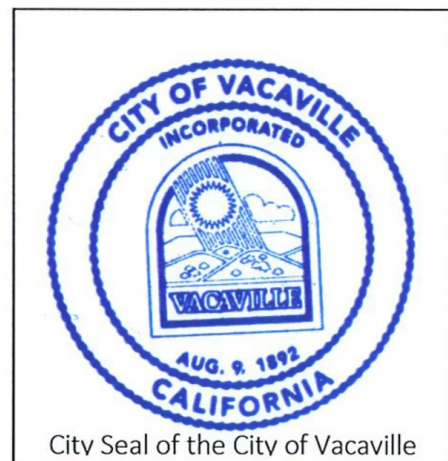
AYES: Councilmembers Stockton, Ritchie, Chapman, Fremouw, Wylie, and
 Mayor Carli
NOES: None
ABSENT: Vice Mayor Silva

And **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on the 25th day of August, 2026 by the following vote:

AYES: Councilmembers Stockton, Ritchie, Chapman, Fremouw, Wylie, Vice
 Mayor Silva, and Mayor Carli
NOES: None
ABSENT: None

And was published in accordance with the provisions of Government Code Section 36933.


Michelle A. Thornbrugh, City Clerk







CITY OF VACAVILLE



ORDINANCE No. 2024

Ordinance of the City Council of the City of Vacaville amending Title 14 of the City of Vacaville Municipal Code by amending Division 14.04 entitled General Plan Amendments to Change Administrative Procedures and Requirements for General Plan Map and Text Amendment Applications

Whereas, on August 11, 2015, the City Council of the City of Vacaville certified the General Plan FEIR (SCH No. 2011022043), and on September 28, 2021, certified the FSEIR for the General Plan Transportation Element Update and Energy and Conservation Action Strategy Update Project (SCH No. 2020090526); and

Whereas, on February 22, 2022, the City Council of the City of Vacaville adopted Ordinance No. 1972 amending Title 14 (Land Use and Development Code) of the Vacaville Municipal Code; and

Whereas, on June 27, 2023, the City Council of the City of Vacaville adopted Resolution No. 2023-059 reaffirming the 2015 General Plan FEIR and 2021 Transportation Element FSEIR and amending the General Plan to adopt the 2023-2031 Housing Element; and

Whereas, on January 27, 2026, the City Council adopted Resolution No. 2026-017 to initiate an amendment to the Vacaville Municipal Code Chapter 14.04.010 entitled General Provisions - Title and Chapter 14.04.020 entitled Application Process to allow General Plan amendment applications to be filed year-round and to modify the initiation process for General Plan amendment requests; and

Whereas, the Vacaville Planning Commission held a duly noticed public hearing on June 16, 2026, to consider the Environmental Assessment and Zoning Text Amendment to allow General Plan amendment applications to be filed year-round and to modify the initiation process for General Plan amendment requests; and

Whereas, the Vacaville Planning Commission voted 6-0 to recommend that the City Council determine the project is categorically exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act, and adopt the Zoning Text Amendments, based on the Findings of Fact as shown in Exhibit A; and

Whereas, the Vacaville City Council held a duly noticed public hearing on July 28, 2026, to consider the amendment to the Vacaville Municipal Code Chapter 14.04.010 entitled General Provisions - Title and Chapter 14.04.020 entitled Application Process to allow General Plan amendment applications to be filed year-round and to modify the initiation process for General Plan amendment requests, where they received testimony from City staff and all interested persons regarding the proposed project; and



Whereas, the Vacaville City Council affirmed the General Plan Amendment Zoning Text Amendments are categorically exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act, which is hereby referenced as City Council Resolution 2026-125.

Now, therefore the City Council of the City of Vacaville does ordain as follows:

Section One: The City Council hereby finds the facts set forth in the recitals to this Ordinance are true and correct and establishes the factual basis for the City Council's adoption of this Ordinance.

Section Two: The City Council has reviewed the Zoning Text Amendment request for Division 14.04, entitled General Plan Amendments, as shown in Exhibit A and Exhibit B, and adopts findings of fact shown in Exhibit A.

Section Three: The City Council hereby adopts the Zoning Text Amendments to Title 14 of the City of Vacaville Municipal Code by amending Division 14.04 entitled General Plan Amendments to change administrative procedures and requirements for General Plan Map and text amendment applications as shown in Exhibit B, which is hereby incorporated by reference into this Ordinance.

Section Four: If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase, or clause thereof irrespective of the fact that any one or more section, subsection, phrases, or clauses be declared unconstitutional.

Section Five: This ordinance shall take effect thirty (30) days after passage thereof.

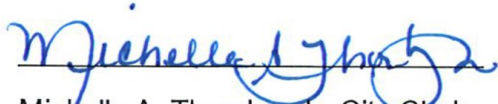
Section Six: This ordinance shall be published in accordance with the provisions of California Government Code Section 36933.

I hereby certify that this ordinance was introduced at a regular meeting of the City Council of the City of Vacaville, held on the 28th day of July 2026, and adopted and passed at the regular meeting of the City Council of the City of Vacaville held on the 25th day of August 2026 by the following vote:

Ayes:	Councilmembers Stockton, Ritchie, Chapman, Fremouw, Wylie, Vice Mayor Silva
Noes:	None
Absent:	None



Attest:


Michelle A. Thornbrugh, City Clerk

Approved:


John Carli, Mayor

Date: August 25, 2026



CITY OF VACAVILLE



ORDINANCE NO. 2024 (FIRST READING)

Ordinance of the City Council of the City of Vacaville amending Title 14 of the City of Vacaville Municipal Code by amending Division 14.04, entitled General Plan Amendments, to change administrative procedures and requirements for General Plan Map and Text Amendments

Whereas, on August 11, 2015, the City Council of the City of Vacaville certified the General Plan FEIR (SCH No. 2011022043), and on September 28, 2021, certified the FSEIR for the General Plan Transportation Element Update and Energy and Conservation Action Strategy Update Project (SCH No. 2020090526); and

Whereas, on February 22, 2022, the City Council of the City of Vacaville adopted Ordinance No. 1972 amending Title 14 (Land Use and Development Code) of the Vacaville Municipal Code; and

Whereas, on June 27, 2023, the City Council of the City of Vacaville adopted Resolution No. 2023-059 reaffirming the 2015 General Plan FEIR and 2021 Transportation Element FSEIR and amending the General Plan to adopt the 2023-2031 Housing Element; and

Whereas, on January 27, 2026, the City Council adopted Resolution No. 2026-017 to initiate an amendment to the Vacaville Municipal Code Chapter 14.04.010 entitled General Provisions - Title and Chapter 14.04.020 entitled Application Process to allow General Plan amendment applications to be filed year-round and to modify the initiation process for General Plan amendment requests;

Whereas, the Vacaville Planning Commission held a duly noticed public hearing on June 16, 2026, to consider the Environmental Assessment and Zoning Text Amendment to allow General Plan amendment applications to be filed year-round and to modify the initiation process for General Plan amendment requests; and

Whereas, the Vacaville Planning Commission voted 6-0 to recommend that the City Council determine the project is categorically exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act, and adopt the Zoning Text Amendments, based on the Findings of Fact as shown in Exhibit A; and

Whereas, the Vacaville City Council held a duly noticed public hearing on July 28, 2026, to consider the amendment to the Vacaville Municipal Code Chapter 14.04.010 entitled General Provisions - Title and Chapter 14.04.020 entitled Application Process to allow General Plan amendment applications to be filed year-round and to modify the initiation process for General Plan amendment requests, where they received testimony from City staff and all interested persons regarding the proposed project.

Whereas, the Vacaville City Council affirmed the General Plan Amendment Text Amendments are categorically exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act, which is hereby referenced as City Council Resolution 2026-125.



Now, therefore, the City Council of the City of Vacaville does ordain as follows:

Section 1: The City Council hereby finds the facts set forth in the recitals to this Ordinance are true and correct and establishes the factual basis for the City Council's adoption of this Ordinance.

Section 2: The City Council has reviewed the Zoning Text Amendment request for Division 14.04, entitled General Plan Amendments, as shown in Exhibit A and Exhibit B, and adopts the findings of fact shown in Exhibit A.

Section 3: The City Council hereby adopts the Zoning Text Amendments to Title 14 of the City of Vacaville Municipal Code by amending Division 14.04, entitled General Plan Amendments, to change administrative procedures and requirements for General Plan map and text amendment applications as shown in Exhibit B, which is hereby incorporated by reference into this Ordinance.

Section 4: If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase, or clause thereof irrespective of the fact that any one or more section, subsection, phrases, or clauses be declared unconstitutional.

Section 5: This ordinance shall take effect thirty (30) days after passage thereof.

Section 6: This ordinance shall be published in accordance with the provisions of California Government Code Section 36933.

I hereby certify that this ordinance was **introduced** at a regular meeting of the City Council of the City of Vacaville on the 28th day of July 2026 by the following vote:

Ayes: Councilmembers Stockton, Ritchie, Chapman, Fremouw, Wylie, and
Mayor Carli

Noes:

Absent: Vice Mayor Silva

Attest:


Michelle A. Thornbrugh, City Clerk

Exhibit A to Ordinance No. 2024

General Plan Amendment Zoning Ordinance Text Amendment Findings of Fact Citywide Categorical Exemption and Zoning Text Amendment File No. 26-022

Code sections referenced below are from the Vacaville Municipal Code (VMC), and the California Environmental Quality Act (CEQA), unless otherwise specified.

Summary of Evidence

The decision-maker bases its decision on the following information: (1) the project application, including attachments and related studies; (2) the staff reports, City files, records and other documents prepared for and/or submitted to the City relating to the environmental review and the project itself; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the Vacaville General Plan, the Vacaville Land Use and Development Code and other applicable plans, codes and resolutions of the City of Vacaville; (5) all documentary and oral evidence received at public workshops, neighborhood meetings, and hearings or submitted to the City during the comment period relating to the project or the environmental review; (6) the minutes and recordings of the Planning Commission hearings; and (7) all other matters of common knowledge to the to the City, including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas.

Zoning Text Amendment Findings

VMC Section 14.09.020.070 Amendments to Zoning Ordinance and Zoning Map – Required Findings

The City Council hereby approves the Zoning Text Amendments, based on the following findings:

- A. That the proposed amendments are internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development Code;

Finding: The project meets this finding as described below:

1. *GENERAL PLAN – As proposed, the project is consistent with the following goals and policies of the Vacaville General Plan:*

HE.4 Identify and address governmental and nongovernmental constraints to the production, improvement, and preservation of housing in Vacaville.

HE.11 Allow a shortened process to help expedite housing projects and work with applicants to combine stages of the review process to help facilitate an expedited review.

2. *ZONING ORDINANCE – The project is consistent with the Zoning Ordinance because:*
(1) the City provided adequate notification about the project in accordance with Section

14.09.030.070 (Public Notice) of the Code.

3. *DEVELOPMENT CODE – The Zoning Text Amendment modifies an existing administrative procedure for processing General Plan text and map amendments. The project, as proposed, will be internally consistent with the Vacaville Land Use and Development Code.*

- B. That the proposed amendments would not be detrimental to the public health, safety, or welfare of the community;

Finding: The project meets this finding because: (1) the amendment modifies administrative procedures for processing General Plan amendments; and (2) any new application received under the proposed amendments would be required to demonstrate compliance with the City's development standards and would require a neighborhood meeting, Planning Commission meeting, and City Council public hearing.

- C. That the proposed amendments would maintain the appropriate balance of land uses within the City;

Finding: The project meets this finding because new applications received under this text amendment will still be required to be reviewed by City staff, presented to the public for feedback at a neighborhood meeting, presented to the Planning Commission, and presented to the City Council for a public hearing.

- D. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

Finding: The project meets this finding because it is for an amendment to an administrative process and not a land development proposal.

- E. That the potential impacts to the City's inventory of residential lands has been considered; and

Finding: Not applicable. The project proposal is to amend the Vacaville Land Use and Development Code to modify administrative procedures. There would be no impact to the City's inventory of residential lands.

- F. That the proposed amendment is consistent with any development-related application that is processed and approved concurrently with the amendment application.

Finding: There are no other development-related applications that are being processed concurrently with the amendment application.

Zoning Text Amendment Conclusion

The project meets all of the required findings for approving the Zoning Map Amendment.

Attachment 1 To Ordinance No. 2024

**General Plan Amendment Zoning Ordinance Text Amendment
Citywide
Zoning Text Amendment**

Amended text is written in ~~red strikethrough~~ for deletions and red underlined for additions.

**Chapter 14.040.010
General Provisions**

Section 14.04.010.010. Title.

This division shall be known as the General Plan Amendment Ordinance of the City.

Section 14.04.010.020. Purpose.

The General Plan serves as the long range master plan guiding the direction of development within the community. As conditions within the City change, it may become necessary to amend or update the General Plan to ensure its effectiveness. This division establishes the minimum standards for processing applications to amend the General Plan. However, the Director of Community Development may determine that significantly complex projects, such as a General Plan update, require a greater level of review, and may provide for additional notice or public participation beyond the provisions of this division.

The regulations of this chapter are established to achieve the following:

- A. To comply with the requirements of the California Government Code as they pertain to planning, zoning, and development;
- B. To establish the procedures for the review and processing of applications to amend the General Plan;
- C. To ensure that the General Plan is internally consistent; and
- D. To ensure that the General Plan remains an effective, timely guide for orderly growth and development, the preservation of open space land, and the protection of the public health, safety, and welfare.

Section 14.04.010.030. Reference to the California Government Code.

This division is intended to supplement the California Planning and Zoning Law, Division 1 of Title 7 of the California Government Code, regulating the processing, review, and adoption of General Plans, updates, and amendments. Where this division establishes more restrictive objectives and procedures that are unique to the City and are consistent with the California Government Code, the more restrictive procedures shall apply. Any revision to Division 1 of Title 7 of the California Government Code that is applicable to this division, shall automatically be incorporated by reference into this division; provided, that the revisions are not less restrictive than those required by the City.

Section 14.04.010.040. Initiation of Amendment.

An amendment to the General Plan map or text may be initiated by:

- A. A motion of the City Council or Planning Commission; or
- B. An application by the owner or authorized agent of property for which the amendment is sought, and if the subject property is under multiple ownership, all of the owners or their authorized agents shall join in filing the petition; or
- C. Any director of a City department to the Planning Commission and City Council.

~~Amendments to the General Plan may be initiated by the City Council at the City Council's discretion through a specific action, through the adoption of the City's operating budget, or through any other form of City Council direction. Requests to initiate a General Plan amendment may be made as follows:~~

~~A. City-Initiated Projects~~

- ~~1. The Planning Commission may request that the City Council initiate an amendment; and/or~~
- ~~2. The Director of Community Development may request that the City Council initiate an amendment for City-sponsored projects.~~

~~B. Non-City-Initiated Projects~~

- ~~1. An application for a project that is not City-initiated may be submitted within one of the designated application periods, as described in Section 14.04.020.010; and~~
- ~~2. The City Council shall have the discretion to initiate a General Plan amendment for a non-City-related project during a time other than one of the designated application periods, as described in Section 14.04.020.010.A, when the City Council finds that the project will result in a community-wide benefit or when the amendment is necessary to deal with a unique or unforeseen circumstance.~~

~~C. Requests for non-City-initiated amendments shall be reviewed and processed as follows:~~

- ~~1. Any interested party may submit an application for a General Plan amendment in accordance with the provisions of this division.~~
- ~~2. Such applications shall be reviewed by the City Council. The City Council may initiate the amendment and direct staff to proceed with processing the application.~~
- ~~3. The City Council may decline to initiate the application for reasons which may include the following:~~
 - ~~a. The amendment is substantially inconsistent with City policies or standards; and~~
 - ~~b. Staff resources are not available at the time to provide for processing of the application due to priorities or staff commitments established through a City-adopted work program.~~

- ~~4. A determination by the City Council to initiate an application shall not be considered an indication that the amendment either will be recommended for approval or will be approved.~~

Section 14.04.010.050. Limitation on Number of Amendments.

- A. Except as otherwise provided in Division 1 of Title 7 of the California Government Code, no mandatory element of the General Plan shall be amended more than four times per calendar year.
- B. Several applications affecting the same mandatory element may be grouped together as components of the same amendment. Each amendment may include more than one change to the General Plan. Such components shall be considered one amendment provided the City Council, when taking an action, considers each component during one public hearing and takes one action on the amendments as a whole.

Chapter 14.040.020 Application Process

Section 14.04.020.010. Application and Fees.

- A. An application for a General Plan amendment shall be made on a form specified by the Director of Community & Economic Development.
- B. The application shall include all items described on the application form.
- C. The application shall be accompanied by fees set by resolution of the City Council sufficient to cover costs associated with processing the application and with conducting any related environmental review, as necessary.

~~Applications to amend the General Plan shall be accepted in accordance with the following provisions:~~

- ~~A. General Plan amendment applications for non-City-initiated projects may be accepted by the City during two window periods per calendar year. These window periods shall be during the months of March through April and September through October.~~
- ~~B. An application for a General Plan amendment shall be made on a form specified by the Director of Community Development. The application shall include all items described on the application form, all items described on the supplemental application form, and shall be accompanied by fees set by resolution of the City Council sufficient to cover costs associated with processing the application and with conducting any related environmental review, as necessary.~~

Section 14.04.020.020. Refund of Fees.

Applications that are withdrawn may be eligible for a refund of fees only in the following instances:

- A. Full refund if no action has been taken to review the application materials.

- B. If the City Council declines to initiate an amendment application submitted by a private party, the applicant may receive a partial refund of fees, with the amount to be determined by the Director of Community Development, based upon the total costs of the City's review up to the point of the Council decision.
- C. Partial refund, with the amount to be determined by the Director of Community Development, based upon the total costs of the City's review prior to the City receiving notice that the application is withdrawn.
- D. No refund shall be given after the preparation of a staff report for the Planning Commission or the City Council.

Section 14.04.020.030. Submittal With Other Applications.

A zoning map amendment or a development-related application may be processed concurrently with a General Plan amendment if the Director of Community Development determines that there are no major conflicting policy issues associated with the amendment. A General Plan amendment application that is processed as a special performance option shall follow the procedures established in this division, except as otherwise required by Chapter 14.04.030 of this code.

- A. Two or more applications may be presented together during the public hearing; however, if approval of the General Plan amendment is necessary to ensure consistency between the General Plan and the accompanying applications, then the General Plan amendment shall be acted upon prior to an action being taken on any other application.
 - 1. If the Planning Commission is the decision maker for a development-related application filed concurrently with a General Plan amendment, the Planning Commission action shall be as follows:
 - a. If a General Plan amendment is filed concurrently with a nonresidential development-related application, the Planning Commission shall make a recommendation on the General Plan amendment, but shall take action on the development-related application only after the City Council has approved the General Plan amendment; or
 - b. If a General Plan amendment is filed concurrently with a zoning map amendment and a residential development project, the Planning Commission shall make a recommendation on the whole of the project, and the City Council shall approve, approve with modifications, or deny the project.