



Planning Commission Staff Report

DATE: February 14, 2023

ITEM INITIATED BY: Raffi Boloyan, Community Development Director

ITEM AUTHORIZED BY: Raffi Boloyan, Community Development Director

PREPARED BY: Raffi Boloyan, Community Development Director

**SUBJECT: 2023-2031 HOUSING ELEMENT UPDATE AND EDITS TO THE
NATURAL ENVIRONMENT ELEMENT OF THE DIXON GENERAL
PLAN 2040**

RECOMMENDATION/REQUESTED ACTION

The Community Development Department recommends the Planning Commission adopt the following Resolutions:

- 1) Resolution recommending to the City Council adoption of an Addendum to the *Dixon General Plan 2040* Final Environmental Impact Report for this project;
- 2) Resolution recommending to the City Council adoption of the 2023-2031 Dixon Housing Element as part of the *Dixon General Plan 2040*;
- 3) Resolution recommending to the City Council adoption of edits to the Natural Environment Element of the *Dixon General Plan 2040*; and
- 4) Resolution recommending to the City Council suspension of Measure B for the term of the 6th Cycle Housing Element.

The City Council will consider final adoption at future, separately-noticed, public hearing (tentatively scheduled for March 7, 2023).

EXECUTIVE SUMMARY

This is the commencement of the adoption hearings for the 2023-2031 Dixon Housing Element and 2023 Natural Environment Element. The purpose of this meeting is to provide an overview of the updated 2023 Natural Environment Element, and revisions made to the Draft Housing Element in response to comments received from the State Housing and Community Development Department (“HCD”). The Housing Element includes a housing needs assessment, evaluation of the existing housing element, housing site inventory analysis, fair housing assessment, potential and actual government constraints analysis, housing implementation goals, policies, and programs to support housing production, housing affordability, and housing for special needs populations, among other topics.

The Natural Environment Element includes a Climate Change Vulnerability Assessment, Background Report, updated goals, policies, and programs, and updated hazard mapping, covering a range of natural and human-caused hazards. This presentation will include a discussion of edits made.

BACKGROUND

2023-2031 Housing Element

The Housing Element is one of the eight (8) State-mandated Elements that each City/County must provide as part of its General Plan. Unlike most other elements, the Housing Element is subject to review and certification by HCD. Government Code Sections 65580-65589.8 require local jurisdictions to update their Housing Element of their General Plans every eight (8) years, subject to the review and certification by HCD. The City's current [Housing Element](#) ("5th Cycle") was adopted on May 26, 2015, and covers the period from 2015 to 2023.

The City has prepared a Draft 6th Cycle Housing Element, which plans for the period of 2023 to 2031. All 6th Cycle Housing Elements must be certified by HCD by January 31, 2023.

On February 4, 2020, the City Council, by Resolution, became a member of the Solano County subregion to administer the Regional Housing Needs Allocation ("RHNA") for Solano County in the 6th Cycle Housing Element update (2023-2031). The County as a whole was assigned 10,992 units throughout the four income ranges to plan for as part of the Housing Element updates. All jurisdictions worked together under the authority of the Solano City-County Coordinating Council ("4C's"), to develop methodology to allocate the housing needs amongst its member jurisdictions.

In 2020, the City also joined the County Collaborative, a partnership with the other jurisdictions in Solano County to jointly select, utilize, and fund a single consultant (Placeworks) to prepare the Housing Elements for jurisdictions in the county.

In May 2021, the City adopted *General Plan 2040*. As part of the General Plan update, the Housing Element was not updated since it was anticipated to be completed before the timeframe of the 6th Housing Cycle and there were plans to join the region-wide effort to update housing elements.

In November 2021, the 4C's submitted the Solano Subregion 6th Cycle RHNA plan and methodology to HCD, which established the housing needs that each jurisdiction in the subregion needed to plan for as part of the 6th Housing Element Cycle. For Dixon, the total RHNA assigned is 416 units (of the 10,992 units assigned to Solano County as a whole).

On December 21, 2021, HCD approved the Solano Subregion 6th Cycle RHNA plan and methodology, and therefore, Dixon's RHNA number was established for the 6th Housing Element Cycle.

On January 26 and 27, 2022, March 30, and June 1, 2022, the Solano County Collaborative conducted six publicly noticed sessions on the Housing Element update, findings of the joint housing needs assessment, and review of the fair housing findings.

In March 2022, the Planning Commission (March 8, 2022 – [video](#) (starts at 2:49:01 into meeting)/[staff report](#)) and the City Council (March 15, 2022 – [video](#) /[staff report](#)) conducted study sessions to receive an introduction to the update process, the requirements for the update, overview of the RHNA process, and new state housing laws that must be incorporated into the Housing Element update.

On August 12, 2022, the City released the Draft Housing Element for a 30-day public review period, ending on Monday, September 12, 2022.

In September 2022, the Planning Commission (September 13, 2022 - [video](#) (starts at 5:13 into meeting)/[staff report](#)) and the City Council (September 20, 2022 – [video/staff report](#)) held meetings to review the Draft Housing Element and directed staff to submit the draft to HCD for review.

On September 27, 2022, the City submitted the Draft Housing Element to HCD for review. HCD had 90 days, until December 26, to complete their review of the Draft Housing Element.

On December 6, 2022, staff and the consultant team met with HCD to discuss HCD’s preliminary comments prior to the end of their 90-day review. Based on the preliminary comments received, the City staff and the consultant team revised the Draft Housing Element, released it for public review on December 14, and resubmitted it to HCD on December 21.

On December 21, 2022, the City received a formal comment letter from HCD regarding items that need to be corrected or further addressed. The HCD comment letter is included as Attachment 5. Following receipt of the HCD comment letter, staff and the consultant team revised the Housing Element to address all the comments in the letter. On January 23, 2023, the City released the revised Adoption Draft Housing Element for public review.

The revised Adoption Draft Housing Element is provided as Exhibit A to Attachment 2. Within the revised draft, highlighted text indicates changes that were made in response to the 12/21/22 HCD Comment Letter; text that is noted using “track changes” (underlined for new text, ~~strikethrough~~ for deleted) but **not highlighted** signify changes made during the December revisions that were submitted prior to the HCD comment letter.

2023 Natural Environment Element

Pursuant to California Government Code Section 65302(g), a Safety Element must be updated upon the revision of a Housing Element or a Local Hazard Mitigation Plan, but no less than every eight (8) years. The Safety Element must identify potential natural and human-caused hazards that could affect City residents, businesses, and services. The purpose of a Safety Element is to establish a framework that anticipates these hazards and prepares the community to minimize exposure to these risks.

Dixon’s Safety Element content is included as part of the Natural Environment Element of the *Dixon General Plan 2040*. Although the Safety Element was updated as part of the *2040 General Plan* adopted by the City Council in May 2021, California Government Code Section 65302(g) requires the City to review the Safety Element and update it as needed concurrent with the update of the Housing Element. The City initiated this update in September 2021.

In March 2022, the Planning Commission (March 8, 2022) and the City Council (March 15, 2022) conducted study sessions to receive an introduction to the update process, the requirements for the update, overview of the Safety Element update process, and new state laws that must be incorporated into the Natural Environment Element update.

City staff and the consultant team then prepared a Climate Change Vulnerability Assessment in accordance with the California Adaptation Planning Guide and pursuant to Government Code Section 65302(g)(4) in June and July 2022. Concurrently with this assessment, City staff and the consultant team prepared the Natural Environment Background Report (see links at the end of the staff report), which includes an overview of natural and human-caused hazards in Dixon, past occurrences, updated mapping of hazards, and how the hazards are likely to change in the future. The results of the Climate Change

Vulnerability Assessment were integrated into the Background Report, which was prepared from July to September 2022. The Background Report was then used to update the text, goals, policies, and actions of the 2023 Natural Environment Element.

The Draft 2023 Natural Environment Element is provided as Exhibit A to Attachment 3. Within the draft, text that is noted using “track changes” (underlined for new text, ~~struckthrough~~ for deleted) signify changes made from the current Natural Environment Element. A link to the Background Report for the Element is provided in the resources section below (or can be viewed on the project page at www.cityofdixon.us/housingelementupdate under “project documents.”

ANALYSIS

2023-2031 Housing Element:

A summary of the major changes to the revised draft Housing Element are included below. The Adoption Draft Housing Element is provided as Exhibit A of Attachment 2. In addition, the Adoption Draft Housing Element, as well as all Appendices (1-3), can be found as links at the end of this staff report on the project page (www.cityofdixon.us/housingelementupdate under “project documents” section). All edits to address HCD comments have been included as track changes in the revised draft.

Prior to Receiving the HCD Letter: Following the City’s submittal of the Draft Housing Element to HCD on September 27, 2022, informal comments were received from HCD on December 7, 2022, and included:

- **Programs.** Identify opportunities for conservation of units, remove non-committal language such as “consider.”
- **Outreach.** Clarify the concerns raised by members of the public regarding the outreach process.
- **Sites Inventory.** Expand analysis on the likelihood of small sites developing with affordable housing, mixed-use sites with residential uses, and pipeline projects developing during the planning period. Confirm water and sewer capacity.
- **Fair Housing.** Expand local analysis of income patterns, rates of single-parent households, environmental conditions, patterns of rehabilitation need, and evaluate the needs of the homeless population. Clarify fair housing metrics and objectives in programs.
- **Housing Needs Assessment.** Expand discussion of farmworker housing needs, disproportionate housing burdens for extremely low-income households, and seniors. Incorporate 2022 data into homeless analysis.
- **Housing Constraints.** Assess cumulative impact of development standards and parking requirements on residential development, clarify the Planned Development process, explain suitability of identified sites for emergency shelters, and explain the design review process. HCD also stated that the City’s growth control initiative, Measure B, is not allowed under the “Housing Crisis Act” adopted by the State in 2019 (Gov. Code, § 66300 et seq.), which was part of Senate Bill No. 330 (“**SB-330”).**

In response to these informal comments, the City made several revisions that were released for public review on December 14, 2022, prior to submittal to HCD on December 21, 2022.

The City clarified the content of comments received during the outreach process and how they were used to inform the development of the Housing Element. Within the Housing Needs Assessment, staff expanded the analysis of the non-English speaking population and added language to Program 7.2.1 to provide translation to Spanish and Asian Pacific Islander languages for program availability and funding announcements. Further, the City expanded the discussion of the results of the housing conditions survey as it relates to socioeconomic characteristics to identify strategies to target rehabilitation assistance

outreach in neighborhoods with the greatest need. The City also revised the senior, farmworker, and extremely low-income analyses to address cost burden, housing choices, and housing resources for these populations and updated the analysis of the homeless population to include the results of the 2022 Point-in-Time that were not previously available.

In the Assessment of Fair Housing, the City expanded the analysis of patterns related to poverty rates, concentrations of children in single-parent, female-headed households, and assessed the factors that contribute to lower environmental scores in eastern Dixon. For each of these, staff compared patterns to other indicators of fair housing, such as income patterns and racial and ethnic characteristics, and determined populations were not disproportionately burdened by housing need or other factors. Staff also incorporated feedback received from stakeholders to support findings of the analysis of disability patterns and information regarding homelessness and rehabilitation need that were updated in the Housing Needs Assessment.

Staff assessed the cumulative impact of development standards as a constraint on development potential, determining that requirements did not present a barrier to residential development. Staff also expanded the evaluations of the suitability of the ML zone for emergency shelters based on proximity to services and on- and off-site improvements. However, the City did add language to the constraints analysis and Housing Element Program 4.1.3 to review parking standards as a constraint and to ensure compliance with residential care facility laws.

In response to questions from HCD, the City revised the analysis to determine realistic capacity using development standards as adjustment factors and supplementing with project examples. Based on the revised analysis, the City confirmed the approach to use a realistic capacity assumption of 75 percent. Staff also confirmed sufficient water and sewer capacity to support the RHNA and the likelihood of residential development in mixed use zones and added a second example of a small site developing with affordable housing.

Finally, the City adjusted Program 4.1.1 to address housing needs for single-parent households, Program 4.1.3 to address new zoning code amendment requirements, and expanded on the fair housing intent and objective on targeted programs per HCD guidance.

RHNA Capacity: Table 9 of the Draft Housing Element identifies the City of Dixon’s RHNA allocation for the 6th Cycle Housing Element, compared to the summary of the residential capacity. As illustrated below, the Housing Element demonstrates that there is total capacity of 926 units, which is a surplus of 510 units above the City’s RHNA allocation.

Income Category	RHNA Allocation	Vacant Sites Capacity	Approved Projects	Projected ADU's	Total Capacity	Surplus
Very Low	113	11	180	1	192	17
Low	62					
Moderate	62	1	145	2	148	86
Above Moderate	179	2	581	3	586	407
Total	416	14	906	6	926	510

Dixon Response to the 12/21/22 HCD Letter: HCD provided their official comment letter on the City’s Draft Housing Element on December 21, 2022 (Attachment 5), with three comments. In response to these comments, the following revisions have been made to the Draft Housing Element:

1. *The HCD comment letter requires additional information to evaluate housing needs and resources in the City. The specific comments from HCD are provided in Table 1 below (and denoted in HCD comment #1 and #2 from their 12/21/22 letter).*

Table 1: 12/21/22 HCD Comment Letter – HCD Comment #'s 1 and 2
Comments Regarding the Housing Needs Assessment

<p>Extremely Low-Income (ELI) Households: The element reports some data on the number of existing and projected ELI households, but it must also include an analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs. Depending upon the results of this analysis, the City may need to add or revise existing programs.</p> <p>Farmworkers: While the element includes USDA and ACS data on farmworkers within the County, the element should be revised to include an analysis of farmworkers beyond identifying housing typologies to accommodate the need. While the element mentions only around three percent of residents work in Agriculture and Natural Resources (p. 2-76), farmworkers from the broader areas (countywide) and those employed seasonally may have housing needs, including within the City’s boundaries. Furthermore, a revised analysis can identify challenges, present strategies and resources to meet the need, and provide an assessment of gaps in resources for farmworkers within the City. The element should enhance existing policies and programs based on a revised analysis. For additional information, please see the Association of Bay Area Governments (ABAG) farmworker tool kit: https://abag.ca.gov/technical-assistance/farmworker-housing-toolkit.</p> <p>Programs: As noted above, the element is required to analyze special housing needs throughout the City. Depending upon the results of that analysis, the City may need to add or revise existing programs.</p>
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In response to these comments, staff added information on the tenure of extremely low-income households and cost burden by tenure. Further, staff expanded the analysis of farmworker housing needs to include the change in the farmworker population in Solano County over time, estimated the population size in Dixon, identified the students of migrant workers population size, discussed language and income constraints that many migrant workers face, and discussed the Dixon Migrant Labor Center as a housing opportunity. No additional program needs were identified as a result of these expanded analyses.

2. *HCD requires staff to evaluate the consistency of Measure B with SB-330. The specific comment from HCD is provided in Table 2 below (and denoted as HCD comment #3 in their 12/21/22 letter).*

Table 2: 12/21/22 HCD Comment Letter – HCD Comment #3
Comment Regarding Growth Control

<p>Growth Control: Currently, Measure B, a voter approved growth management initiative, limits annual residential growth in the City to a number of dwelling units that is no more than three percent of the total number of housing units as of December 31 of the prior calendar year. The Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019, and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, § 66300) generally prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards or implements any provision that limits approvals or caps</p>

population. These provisions remain in effect until January 1, 2030. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception, does not allow affected jurisdictions to adopt new or enforce existing limits on the number of land-use approvals or permits. The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap. In addition, the element should also suspend the implementation of Program 3.1.1 until after January 1, 2030.

Dixon has a local, voter-approved initiative known as “Measure B,” which was adopted in 1986 and later reaffirmed by voters in 1996. Measure B (codified at DMC Chapter 18.48) caps new housing units at three percent (3%) of the total units existing in the prior calendar year. The State Law prohibiting such limits, known as the “Housing Crisis Act” (codified at Gov. Code, § 66300) and which was part of SB-330, became effective in 2019 and expires in 2034. As part of HCD’s review of Housing Element updates, HCD notifies local agencies of potential violations of State Law, which could be subject to enforcement from the State or other interested parties. Furthermore, if programs or policies contained within a Housing Element would violate State Law, then HCD may refuse to certify a city’s Housing Element.

Receiving HCD certification of a Housing Element is important for several reasons, including protection from suit alleging a noncompliant Housing Element, eligibility for state grants and funding, and potentially automatic approval of certain development projects due to a noncompliant Housing Element (Builder’s remedy).

Because the Housing Crisis Act prohibits a city or county from establishing a new, or enforcing an existing growth-control measure, that would limit the number of new housing approvals or permits, or that would cap the number of housing units that can be approved or built within a given time period, HCD provided notice to the City regarding Measure B. Measure B presents a potential conflict with the Housing Crisis Act by limiting the number of new housing units that can be constructed in the City within a specific time period.

Government Code Section 66300(b)(1)(E) does provide an exception that would allow continued enforcement of Measure B, if: (1) the provisions of the law imposing the limit were approved by voters prior to Jan 1, 2005, and (2) the affected city is located in a predominantly agricultural county, which is defined as meeting both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation: a) has more than 550,000 acres of agricultural land; and b) at least one-half of the county area is agricultural land.

Although Dixon does meet the first requirement of the exception (enactment of measure prior to January 1, 2005), Dixon does not meet the second requirement, which requires that the City be located in a County that meets the definition of a “predominately agricultural county,” as defined by Government Code Section 66300(b)(1)(E).

HCD has notified the City that continued enforcement of Measure B may be in violation of State Law. Staff and our legal team extensively reviewed and researched this issue, as well as consulted with other communities that also have growth control measures. Staff concluded that the best course of action is to suspend enforcement of Measure B, which also increases the likelihood of receiving HCD certification of the new Housing Element.

To memorialize the suspension of Measure B limits on new housing approvals and building permits, the Housing Element adoption package includes a companion Resolution (Attachment 4) that suspends enforcement of Measure B for the term of the 6th Housing Element Cycle.

Staff recommends adoption of the companion Resolution to suspend enforcement of Measure B. It is important to note that it is unlikely that continued implementation of Measure B would have affected the City's ability to attain its RHNA targets for the 6th Housing Element Cycle. Additionally, annual applications for new housing approvals or building permits typically do not exceed the three percent (3%) cap provided by Measure B. The original draft Housing Element proposed, under Program 3.1.1, to continue enforcement of Measure B while utilizing exemptions provided within Measure B as necessary to meet the City's RHNA. Program 3.1.1 has been revised to address HCD's comment by suspending enforcement of Measure B.

2023 Natural Environment Element

A summary of the Climate Change Vulnerability Assessment and major changes to the Natural Environment Element are included below. For additional details, please see Exhibit A to Attachment 3, which includes all edits as track changes.

Climate Change Vulnerability Assessment: The project team prepared a Climate Change Vulnerability Assessment (CCVA) pursuant to Government Code section 65302(g)(4). The assessment included a four-step process: (1) characterizing the City's exposure to current and projected climate hazards; (2) identifying potential sensitivities and potential impacts to City populations and assets; (3) evaluating the current ability of the populations and assets to cope with climate impacts, also referred to as its adaptive capacity; and (4) identifying vulnerabilities based on systematic scoring. Additional details about the CCVA process can be found in the Natural Environment Element Background Report. The CCVA included an evaluation of 63 populations and community assets to the following eight hazards:

- Agriculture and Ecosystems Pests
- Drought
- Extreme Heat and Warm Nights
- Human Health Hazards
- Flooding
- Landslides
- Severe Weather
- Wildfire and Smoke

The City assessed 313 different pairings for vulnerability, 108 of which scored as highly or severely vulnerable to climate change hazards. The list provides key takeaway from the CCVA results that informed the development of goals, policies, and actions in the 2023 Natural Environment Element.

- The most vulnerable people are immigrant communities, households in poverty, low-resourced people of color, and outdoor workers, especially to extreme heat and wildfire smoke.
- The energy delivery infrastructure and system are highly vulnerable to severe weather and extreme heat.
- The transportation system and associated economic activity could be disrupted by flooding or severe weather.
- Homes and residential structures are the most vulnerable building type, especially to flooding and severe weather.
- The agriculture economic driver is highly vulnerable to drought, extreme heat, and flooding.
- Water and wastewater delivery are highly vulnerable, especially to drought, flooding, and wildfires.

The CCVA results are summarized in the Natural Environment Element Background Report.

Updated Goals, Policies, and Actions: Once the CCVA was completed, City staff and the consultant team then updated the Natural Environment Element to be responsive to the results of the CCVA, include best available mapping of hazards, and be consistent with recent updates to California Government Code section 65302(g). This was a focused update and therefore the following sections were updated:

- Agricultural Land and Natural Open Space Conservation
- Energy and Water Conservation
- Community Resilience
- Air, Soil, and Water Quality
- Hazardous Materials

The update to the Community Resilience section of this element includes updated background information on each of the hazards, as well as revised and new policies to make the community resilient to each hazard. The Emergency Preparedness section update includes language to incorporate the Dixon Annex of the Solano County Multi-Hazard Mitigation Plan by reference, into the Natural Environment Element. Additionally, the Emergency Preparedness section includes maps of evacuation-constrained residential parcels and evacuation routes throughout the City.

The Draft Natural Environment Element includes rack changes to show the proposed edits and a copy is provided as Exhibit A of Attachment 3. In addition, the Draft Element, as well as background report can be found in the Resources section below.

ENVIRONMENTAL

An Addendum to the to the *Dixon General Plan 2040* Environmental Impact Report (certified in April 2021; State Clearinghouse No. 2018112035) was prepared for the 2023-2031 Housing Element and 2023 Natural Environment Element updates. Both the Housing Element and Natural Environment Element are policy-level documents and do not have the potential to cause either direct or reasonably foreseeable indirect physical changes to the environment, pursuant to CEQA Guidelines Section 15164. A copy of the Addendum is provided as Exhibit A to Attachment 1 and has also been posted at (<https://www.cityofdixon.us/EnvironmentalReviewDocuments>)

PUBLIC COMMENTS

Notice of the availability of the 2023-2031 Adoption Draft Housing Element and 2023 Natural Environment Element, along with notice of this meeting, was emailed, posted on the City's website, and published in two local newspapers (Attachment 6). Notices were emailed to the email distribution list of those interested in the Housing Element update on January 23, 2023, and the notice was published in both at least 10 day in advance (January 27, 2023 in Dixon Tribune and February 3, 2023 in Dixon Independent Voice).

During the public review period of the Draft Housing Element, the Planning Commission and Council held public hearings on September 13 and 20, 2022 and received four written comments. These comments were distributed prior to those meetings, and are re-attached to this report (Attachment 7). In addition, one oral comment was provided at the City Council meeting on September 20, 2022, by Travis Brooks, a representative of a pending project in Southwest Dixon, and stated that their project will further help produce housing.

No public comments (verbal or written) have been received as of the reproduction and distribution of this staff report (Monday, February 6, 2023). Any comments received after distribution of this report will be forward to the Commission under separate cover and posted on the agenda page.

Anyone wishing to receive notification of upcoming meetings or view current status of the Housing Element update project may sign up at <https://www.cityofdixon.us/housingelementupdate>.

NEXT STEPS

Following Planning Commission review and recommendation, the City Council will review the 2023-2031 Dixon Housing Element and 2023 Natural Environment Element for adoption. The item is tentatively scheduled for City Council review on March 7, 2023, and separate notice of said meeting will be published and emailed at least 10 days in advance.

If and when the Housing Element is adopted, the adopted Housing Element will be submitted to HCD for their final review and certification.

ATTACHMENTS

Attachment 1 - Draft Resolution recommending to the City Council adoption of an Addendum to the Dixon General Plan 2040 Environmental Impact Report, for the Housing Element and Natural Environmental Element updates, pursuant to the Environmental Quality Act.

Exhibit A: CEQA Addendum

Attachment 2 - Draft Resolution recommending to the City Council adoption of the 2023-2031 Dixon Housing Element.

Exhibit A: Draft Dixon Housing Element Update (2023-2031)

Attachment 3 - Draft Resolution recommending to the City Council adoption of the amendments to the Natural Environment Element of the General Plan.

Exhibit A: Natural Environment Element Update

Attachment 4 - Draft Resolution recommending to the City Council suspension of Measure B for the term of the 6th Housing Element.

Attachment 5 - Letter from HCD with formal comments on Dixon's 6th Cycle Draft Housing Element, December 22, 2022.

Attachment 6 - Notice of Availability/Public Hearing Notice, released January 23, 2023.

Attachment 7 - Written Public Comments during 9/13/22 Planning Commission and 9/20 City Council meetings

RESOURCES

All documents and resources related to the update of the Housing Element and Natural Environment Element can be found at www.cityofdixon.us/housingelementupdate under the "Project Documents" heading. Specific key documents from that page and referenced in this report can be found on the aforementioned page, or by directly clicking the link below:

Housing Element

- [Adoption Draft Housing Element, without Appendices](#), Jan 2023 - Clean, no track changes
- [Adoption Draft Housing Element, without Appendices](#), Jan 2023 - Tracked changes since HCD review and comment

- [Appendix 1 - Regional Public Outreach and Engagement](#), Jan 2023 - No changes since HCD review and comment
- [Appendix 2 - Regional Housing Needs Assessment](#), Jan 2023 - Clean, no track changes
- [Appendix 2 - Regional Housing Needs Assessment](#), Jan 2023 - Tracked changes since HCD review and comment
- [Appendix 3 - Regional and Dixon Assessment of Fair Housing](#), Jan 2023 - Clean, no track changes
- [Appendix 3 - Regional and Dixon Assessment of Fair Housing](#), Jan 2023 - Tracked changes since HCD review and comment
- [Dixon Certified Housing Element](#) (2015-2023)

Natural Environment Element

- [Draft Dixon Natural Environment Element Update](#) (Track changes)
- [Draft Dixon Natural Environment Element Update](#) (Clean version)
- [Dixon Natural Environment Element Background Report](#)

ATTACHMENT 1

DIXON PLANNING COMMISSION

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE DIXON CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE 2040 DIXON GENERAL PLAN, IN CONNECTION WITH THE ADOPTION OF THE DIXON HOUSING ELEMENT UPDATE (2023-2031) AND THE 2023 DIXON NATURAL ENVIRONMENT ELEMENT UPDATE PROJECT

WHEREAS, on May 18, 2021, the City completed a General Plan update process that commenced in 2014, when it adopted the General Plan 2040. As part of the General Plan update, the Housing Element was not updated since it was anticipated to be completed before the timeframe of the 6th Housing Element Cycle and there were plans to join a regional Housing Element update process; and

WHEREAS, on May 18, 2021, the City of Dixon City Council adopted Resolution No. 21-098 certifying the Final Environmental Impact Report for the Dixon General Plan 2040 project (“General Plan EIR”) (*State Clearinghouse No. 2018112035*), pursuant to the California Environmental Quality Act (“CEQA”). The Council made the required CEQA findings, adopted a Mitigation Monitoring and Reporting Program (“MMRP”), and adopted a Statement of Overriding Consideration for the General Plan 2040 project; and

WHEREAS, Government Code section 65580 et seq. (“Housing Element Law”) requires cities to update their Housing Elements on a regular basis every eight years, and all 6th Cycle Housing Elements (2023-2031) must be certified by HCD by January 31, 2023; and

WHEREAS, pursuant to Government Code section 65302(g), the City must update its Safety Element concurrent with any update to the Housing Element to address risk of flood and fire, climate change vulnerability, strategies for climate change adaptation and resilience, and emergency evacuation routes; and

WHEREAS, in 2021, the City of Dixon initiated the state mandated update to its Housing Element to comply with the 6th Housing Element Cycle (2023-2031). In conjunction with the Housing Element update, the City has also prepared updates to the 2021 Natural Environment Element of the General Plan 2040, which contains the required Safety Element contents; and

WHEREAS, the 2023-2031 Housing Element update and the 2023 Natural Environment Element update, adopted by separate resolutions, shall be referred to as the “Project” for purposes of environmental review pursuant to CEQA; and

WHEREAS, Section 15164 of the CEQA Guidelines provides that an Addendum to a previously adopted Environmental Impact Report may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred; and

WHEREAS, the Planning Division has prepared an Addendum to the General Plan EIR for the Project, attached and incorporated hereto as **Exhibit A**. The Addendum determines that the Project will not result in new significant adverse impacts to the environment, and none of the conditions described in CEQA Guidelines section 15162 apply to the Project; and

WHEREAS, on February 14, 2023, the Dixon Planning Commission, following notification in the prescribed manner, conducted a public hearing at which the Planning Commission considered the Project, received public testimony and evidence, and received a staff report and presentation on the Addendum to the General Plan EIR.

NOW, THEREFORE BE IT RESOLVED, the Dixon Planning Commission, based on its independent review and judgment hereby finds and determines that, based on substantial evidence in the record:

1. The Addendum attached hereto as **Exhibit A** has been prepared for the Project in compliance with CEQA. The Addendum demonstrates that the analysis contained in the General Plan EIR, together with the analysis contained in the Addendum, adequately addresses the potential physical impacts associated with implementation of the Project.
2. Pursuant to CEQA Guidelines sections 15164 and 15162, none of the conditions requiring preparation of a subsequent Environmental Impact Report have occurred, and the Project would not result in any new significant impacts not analyzed or considered under the General Plan EIR.
3. The General Plan EIR, together with the Addendum for the Project, are complete and adequate documents for the purpose of complying with CEQA and considering and acting on the Project. The Planning Commission hereby recommends to the City Council adoption of the Addendum to the General Plan EIR (*State Clearinghouse No. 2018112035*), which shall be maintained in City records relating to the Project and the General Plan EIR.

ADOPTED at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 14th day of February 2023:

AYES:
NOES:
ABSENT:

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:

BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

January 2023 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2018112035

FOR THE

2023–2031 HOUSING ELEMENT AND 2023 NATURAL ENVIRONMENT ELEMENT UPDATE

City of Dixon

Prepared for:

City of Dixon

Raffi Boloyan, Community Development Director
Community Development Department
600 East A Street
Dixon, California 95620

Prepared by:

PlaceWorks

Jessica Mendoza, Project Planner
101 Parkshore Drive, Suite 200
Folsom, California 95630
916.276.0616
info@placeworks.com
www.placeworks.com

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Table of Contents

Section	Page
1. ADDENDUM TO THE ADOPTED GENERAL PLAN EIR.....	1
1.1 BACKGROUND.....	1
1.2 GENERAL PLAN EIR.....	2
1.3 PROJECT SUMMARY.....	3
1.4 PURPOSE OF AN EIR ADDENDUM.....	22
2. CEQA ANALYSIS.....	24
2.1 ENVIRONMENTAL ANALYSIS.....	24
2.2 FINDING.....	33

Table	Page
TABLE 1-1 PROGRESS TOWARDS RHNA.....	2
TABLE 1-2 SUMMARY OF PROGRAM CHANGES BETWEEN EXISTING HOUSING ELEMENT AND 2023-2031 HOUSING ELEMENT.....	4
TABLE 1-3 SUMMARY OF CHANGES BETWEEN EXISTING NATURAL ENVIRONMENT ELEMENT AND 2023 NATURAL ENVIRONMENT ELEMENT UPDATE.....	14
TABLE 1-4 COMBINED AND AMENDED PROGRAMS.....	26

Table of Contents

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1. Addendum to the Adopted General Plan EIR

1.1 Background

The proposed 2023–2031 Housing Element and 2023 Natural Environment Element Update (proposed project) would replace the existing 2015–2023 Housing Element and the existing 2021 Natural Environment Element which serve as the City of Dixon’s (City’s) guiding policy document that meets future needs of housing for all the City’s economic levels as expressed by the state required regional housing needs assessment (RHNA), and on safety and climate adaptation, respectively. The City’s General Plan 2040 was adopted in May 2021 and contains five chapters, or elements, which address six of the seven state required elements, plus the Housing Element. The five elements include the Natural Environment, Land Use and Community Character, Economic Development, and Public Services and Facilities. The Natural Environment Element includes the state required Safety Element. The safety-related section of the Natural Environment Element, referred to as the Safety Element, addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. The Housing Element is a stand-alone document but remains part of the General Plan.

The General Plan is the foundation development policy document of the City of Dixon. It defines the framework by which the physical, economic, and human resources of the City are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the City and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the proposed project, the policies in the General Plan address the physical impacts resulting from anticipated development in Dixon.

As policy documents, the Housing Element and Natural Environment Element of the General Plan encourage the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan and the implementation of safety and emergency measures in future development, respectively. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within the city must comply with the General Plan, zoning ordinance, state and federal regulations, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2023–2031 Housing Element and 2023 Natural Environment Element Update. This addendum to the City of Dixon’s General Plan EIR (certified in April 2021; State Clearinghouse Number 2018112035) demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of this proposed

1. Addendum to the Adopted General Plan EIR

project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for further environmental review.

1.1.1 Meeting Dixon’s RHNA

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region’s housing construction needs. The Association of Bay Area Governments (ABAG) prepares the RHNA for the region based on existing and projected regional trends in population growth, household sizes, job accessibility, and transportation access. While the City must plan for and help facilitate the development of 416 new homes in the community, it is not obligated to build these units. Because projects often vary in size and density, and to comply with the state No-Net-Loss housing law, the City will create a surplus of sites available to meet the City’s RHNA allocation. As shown in Table 1-1, *Progress Towards RHNA*, the City’s surplus unit capacity is 510 composed of 113 very low-income units, 62 lower-income units, 62 moderate-income units, and 179 above moderate-income units.

As shown in Table 1-1, the City of Dixon’s Housing Element sites inventory identifies 14 suitable vacant sites and anticipates six Accessory Dwelling Units (ADU) to meet the City’s RHNA. After accounting for anticipated development from ADUs and vacant site capacity the remaining sites needed to meet a portion of the City’s RHNA are approved, but not yet built projects: Homestead, Lincoln Square, Sutton at Parklane, and Orchard (III) at Valley Glen. Sites identified under approved projects account for approximately 95 percent of sites of the City of Dixon’s Housing Element sites inventory.

Table 1-1 Progress Towards RHNA

Income Category	RHNA	Vacant Site Capacity	Approved Projects					Projected ADUs	Total Capacity	RHNA Surplus
			Homestead Project (SWDSP)	Lincoln Square	Assisted Living on N Lincoln St.	Sutton at Parklane	Valley Glen Orchards III			
Very Low	113	11	0	0	0	0	0	1	192	17
Low	62		180	0	0	0	0			
Moderate	62	1	88	0	0	57	0	2	148	86
Above Moderate	179	2	396	100	44	0	41	3	586	407
Total	416	14	664	100	44	57	41	6	926	510

1.2 GENERAL PLAN EIR

The Dixon General Plan 2040 (General Plan) EIR addresses potentially significant impacts related to agricultural resources, air quality; energy, greenhouse gases, and climate change; geology; soils, and seismicity; and transportation. The mitigation measures from the General Plan EIR reduce potentially significant impacts to a less than significant level related to geology, soils, and seismicity, as well as energy, greenhouse gases, and

1. Addendum to the Adopted General Plan EIR

climate change. The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts related to the following environmental topics:

- Agricultural Resources
 - Impact 3.2-1: Implementation of the Proposed Plan would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- Air Quality
 - Impact 3.3-2: Development under the Proposed Plan would violate air quality standards or contribute substantially to an existing or projected air quality violation.
 - Impact 3.3-3 Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations.
- Energy, Greenhouse Gases, and Climate Change
 - Impact 3.6-1: Development under the Proposed Plan would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
 - Impact 3.6-2: Development under the Proposed Plan would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases
- Transportation
 - Impact 3.13-1: Implementation of the Proposed Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with direct and reasonably foreseeable indirect physical changes to the environment. Many of the goals, policies, and programs/actions from the previous Housing Element and Natural Environment Element are continued through to the proposed 2023–2031 Housing Element and 2023 Natural Environment Element Update. Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2021-2031 Housing Element*, includes the changes in programs between the existing 2015–2023 Housing Element and the proposed 2023–2031 Housing Element. Modifications to the existing programs are identified in the text following Table 1-2.

Table 1-3, *Summary of Changes Between Existing Natural Environment Element and Natural Environment Element Update* includes the changes in goals, policies, or actions between the existing 2021 Natural Environment Element and the proposed 2023 Natural Environment Element. As shown in Table 1-3, underlined text is used to depict additions to the proposed 2023 Natural Environment Element Update and ~~struckthrough~~ text is used to indicate deletions.

1. Addendum to the Adopted General Plan EIR

Table 1-2 Summary of Program Changes Between Existing Housing Element and 2023–2031 Housing Element

Programs	Implementation Status	Continue/Modify/Delete
<p>Program 1.1.1 - Housing Rehabilitation.</p> <p>The City's Housing Rehabilitation Program provides low-interest loans of up to \$10,000 to assist lower-income families. The loans are available to owner-occupants as well as to owners of rental property. There are no application fees for the loans, and interest rates are as low as 2 percent. The City will continue to use Community Development Block Grants, when available, to fund the City's Housing Rehabilitation Program.</p>	<p>The City's Housing Rehabilitation Program did not provide any loans in the 5th cycle. The City does have Program Income in both CDBG and HOME accounts, but there are currently no active programs to utilize the available funding. The City plans to work with the HCD to activate the housing rehabilitation program.</p>	<p>Modify. New Program 1.1.1</p>
<p>Program 1.2.1 - Code Enforcement.</p> <p>The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement and Building Division staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.</p>	<p>During the 5th planning period, the City maintained a full-time code enforcement officer and a building inspector to manage and ensure all building codes were up to date. The City will revise this program to include quantifiable objectives for rehabilitation and tie the program to geographic areas in most need of rehabilitation.</p>	<p>Modify. New Program 1.2.1</p>
<p>Program 2.1.1 - Condominium Conversion Ordinance.</p> <p>Both ownership and rental housing are an essential part of any community's housing stock. The conversion of existing apartment complexes to condominiums can reduce the supply of available rental units, an important housing option for lower income working families and individuals. An ordinance that outlines specific requirements and/or criteria for the conversion of rental units to condominiums or cooperative housing projects can ensure that rental households are not adversely affected by the conversion of apartment complexes.</p>	<p>The existing Condominium Conversion Ordinance has not been adopted. Interest in condo conversions is low, and the majority of the housing stock in Dixon is single-family detached.</p>	<p>Delete.</p>
<p>Program 2.2.1 - Preservation of Units.</p> <p>State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will continue to monitor the status of affordable housing projects, in particular the 65 units at risk within ten years of the beginning of the planning period. As their funding sources near expiration, the City will work with the owners and other agencies to consider options to preserve such units. Notice tenants of at-risk units about available resources.</p>	<p>The City will continue to monitor the status of the 65 units at risk. As their funding sources near expiration, the City will work with the owners and other agencies to consider options to preserve such units.</p>	<p>Modify. New Program 2.2.1</p>
<p>Program 3.1.1 - Utilize Exemptions Under Measure B.</p> <p>Measure B allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet Dixon's share of the regional housing needs. Before the dissolution of Redevelopment Measure B exempted all development in the Redevelopment Area from both the 3 percent annual increase cap and the 80/20 (80 percent single-family/20 percent multi-family) housing mix. The City is</p>	<p>During the 5th cycle, the City continued to evaluate and determine what units above capacity should be granted exemption. As of 2021, the interest in additional housing is mostly in areas outside the former Redevelopment Areas. No updates or changes have been made to the Measure B ordinance to delete references to RDA being exempt.</p>	<p>Modify. Combine with Programs 3.1.1, 3.3.1, and 5.2.1. New Program 3.1.1</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
working on updates to the Measure B ordinance to delete all references to Redevelopment Areas being exempt. With the exemption gone, any future development within the Redevelopment Area would need the Council to allocate the project Measure B residential allotments.		
<p>Program 3.2.1 - Land Inventory Program.</p> <p>Dixon has a limited supply of vacant land zoned for residential use. Additional land may be needed in order to address Dixon's share of the regional housing need. The City initiated a comprehensive review of available sites within Dixon's boundaries that may be suitable for housing development. The City will continue to conduct annual reviews of available residential land to determine if rezoning, increased density, or additional land is necessary within the city limits or whether land should be made available through annexations from the City's Sphere of Influence to address the City's housing needs or if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.</p>	The City continues to review the available sites within Dixon's boundaries. Although no formal inventory is completed the Housing element is up to date. No land was annexed during the 5th cycle planning period. The General Plan 2040 was adopted in 2021 and the City is currently doing a comprehensive zoning ordinance update. Prior to the GP update, the city only had a limited amount of area that was allowed for mixed use. As part of the General Plan, two new mixed land use designations were created—Corridor Mixed Use and Campus Mixed Use. These were in addition to the existing downtown mixed use. As part of the zoning update, the City will create zoning designations and rezone property to meet the new zoning designation to match the general plan.	Modify. New Program 3.2.1
<p>Program 3.3.1 - Housing Diversity.</p> <p>A diversity of housing types is important in order to provide a greater range of housing choice and to address the housing needs of all community members. The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type.</p>	The City continues to evaluate projects that include more than one housing type. During the 5th planning period, the interest in additional housing throughout the city was mostly in areas outside the former RDA.	Modify. Combine with Programs 3.1.1 and 5.2.1. New Program 3.1.1
<p>Program 3.3.2 - Custom Home Requirement.</p> <p>Create a broad range of options available throughout the city that will result in the production of housing available to all income levels, including single-family subdivisions where 5 percent of the units are dedicated to the development of custom homes.</p>	This program has not been implemented with the current housing developments in the 3 major subdivisions that are being built in 2021. The City relied on other programs to increase the production of housing to all income levels, such as the density bonus program to build the Dixon Street Senior apartments.	Delete.
<p>Program 3.3.3 - Residential Development Requirements.</p> <p>Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.</p>	The City has continued to implement this policy for residential development standards. During the 5th planning period, the City developed a few new projects that meet the 50-acre area. There are three subdivisions currently (2021) being developed. These are older subdivisions that were originally entitled in the early 2000s. These subdivisions are now being built but predated this requirement. Larger subdivisions moving forward would need to comply with the objectives of this program.	Modify. New Program 3.3.1

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>Program 4.1.1 - Provide Incentives for Special Needs Housing.</p> <p>The city has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include density bonuses, modification of development standards, and development fee offsets. The City has provided incentives in the past to facilitate special needs housing. The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards, and the project was provided with financial assistance in the form of a low-interest loan for development of the project. The City will also participate in special needs housing projects of various types by providing gap financing or assisting with on- and off-site improvements, such as bus access for senior housing. The City will pursue grants, such as HOME matching grants, Community Development Block Grant, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special needs housing of all types. The City will continue to encourage housing development for special needs groups through the provision of density bonuses, regulatory incentives, and/or financial assistance.</p>	<p>During the 5th planning period two projects benefited from this program, including Heritage Commons (Phase 3), a 44-unit senior/special needs housing development, in 2017 and Heritage Commons (Phase 2), a 54-unit senior/special needs housing development, in 2016.</p> <p>The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards. The project was also assisted with funds in the form of a low-interest loan for development of the project.</p>	<p>Modify. Combine with Programs 4.1.2, 4.1.8, 5.3.3, and 6.1.1.</p> <p>New Program 5.3.1</p>
<p>Program 4.1.2 - Senior Housing Program.</p> <p>Periodically conduct demographic studies to predict the need for housing and care of senior citizens. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.</p> <ol style="list-style-type: none"> 1. Develop a priority list for senior housing in order to ensure that housing targeted for seniors is appropriately designed. 2. Provide incentives to builders to provide housing and care choices for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding). 	<p>The City continues to encourage the development of senior housing. During the 5th planning period the City assisted senior renters between 2016 and 2017 by building 98 units for senior and special needs housing</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.8, 5.3.3, and 6.1.1.</p> <p>New Program 5.3.1</p>
<p>Program 4.1.3 - Residential Care Facilities</p> <p>To fully comply with SB 520, the City will amend the Zoning Ordinance to update the definition of family to eliminate the limit on number of persons in a family.</p>	<p>The City is currently updating its Zoning Ordinance, and this will be addressed as a part of the update. The Zoning Ordinance is planned for adoption in 2023.</p>	<p>Modify. Combine Programs 4.1.6 and 4.1.7.</p> <p>New Program 4.1.3</p>
<p>Program 4.1.4 - Encourage Housing for Persons with Disabilities</p> <p>The City will continue to make the brochure on universal design, resources for design, and compliance with City requirements available and distribute the brochure to developers and to community organizations serving individuals with disabilities. The brochure will be updated on a regular basis.</p>	<p>The City encourages housing for persons with disabilities. The City distributes brochures to developers and community organizations serving individuals with disabilities.</p>	<p>Modify. Combine with Program 4.1.5.</p> <p>New Program 4.1.2</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>Program 4.1.5 - Reasonable Accommodation</p> <p>The City will develop and formalize a general process that a person with physical and developmental disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p>	<p>The City promotes reasonable accommodation by providing appropriate information and issuing building permits for individuals with disabilities but does not have a formal process.</p>	<p>Modify. Combine with Program 4.1.4. New Program 4.1.2</p>
<p>Program 4.1.6 - Zoning Ordinance Amendment.</p> <p>Amend the City's Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses subject to only the same restrictions on residential uses contained in the same type of structure.</p>	<p>During the 5th planning period the City completed Ordinance 13-008 allowing transitional and supportive housing in all zones and being subjected to the same restrictions on residential uses.</p>	<p>Modify. Combine Programs 4.1.3 and 4.1.7. New Program 4.1.3</p>
<p>Program 4.1.7 - Employee Housing Act.</p> <p>Amend the City's Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p>	<p>To ensure the zoning code was in compliance with the state Employee Housing Act, the City amended the code to:</p> <ol style="list-style-type: none"> (1) Treat employee housing that serves six or fewer persons as a single-family structure with the definition of family needing a minor amendment. (2) Permit employee housing of six or fewer persons the same manner as other single-family structures of the same type in the same zone. <p>Likewise, the Zoning Ordinance was amended to allow employee housing without a limit on number.</p>	<p>Modify. Combine Programs 4.1.3 and 4.1.6. New Program 4.1.3</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>Program 4.1.8 - Special Needs Housing, Including for Those with Developmental Disabilities.</p> <p>The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities and, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.</p>	<p>The City continues to encourage the production of housing for households with special needs. The City approved Heritage Commons Phases 2 and 3, a 54-unit and 44-unit complex for the elderly.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.2, 5.3.3, and 6.1.1.</p> <p>New Program 4.1.1</p>
<p>Program 4.1.9 - Adopt Density Bonus Ordinance.</p> <p>The City will adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.</p>	<p>During the 5th planning period the City adopted a Density Bonus ordinance as per chapter 18.20A.</p>	<p>Modify.</p> <p>New Program 4.1.4</p>
<p>Program 5.2.1 - Affordable Housing Allotment.</p> <p>The City adopted an updated implementation ordinance for Measure B in April 2002, which allocates all unused housing allotments at the end of each five-year period to be used solely for affordable housing with City Council approval. As part of the implementation program for Measure B, the City will provide allocations for the development of affordable housing.</p>	<p>The City continues to encourage affordable housing by allocating unused housing allotments at the end of each five-year period through Measure B.</p>	<p>Modify. Combine with Programs 3.1.1 and 3.3.1.</p> <p>New Program 3.1.</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>Program 5.3.1 - Program to Rezone Sites.</p> <p>The City made substantial progress toward rezoning sites and approving projects to address the 250-unit Regional Housing Need Allocation (RHNA) shortfall from the 4th cycle Housing Element as shown in Table IV 2 of the Resources section of the Housing Element. After taking these efforts into account, a shortfall of 16 units affordable to lower-income households remains for the 4th cycle. In order to accommodate the 16 remaining units, redesignation and rezoning of the Southwest Affordable Housing site is proposed. The two parcels that make up the site total 10.7 acres and are currently designated MDH and zoned RM-2. An affordable housing project for 131 units has been approved on a portion of the site. In order to accommodate the densities allowed under the project, the site will need to be rezoned to RM-4, which allows densities between 22 and 29 units per acre, densities feasible to facilitate development of housing affordable to lower-income households in Dixon. A General Plan Amendment will also be required for the site to redesignate it to HD allowing 21.78 to 29.04 units per acre. Although a project has been approved on the site, building permits have not been approved and the project is not currently moving forward. This program proposes to redesignate/rezone the entire 10.7 acres; the City estimates that the site has a realistic capacity of 231 units (131 of these units have already been approved as part of the approved project as described above). The HD designation/RM-4 zoning will have a minimum allowed density of 21.78 units per acre with a maximum of 29.04 units per acre and allows residential uses only. This program will be implemented within one year of the beginning of the 5th cycle planning period or January 31, 2016.</p> <p>The City will monitor compliance with Dixon's share of the regional housing need. Within one year of adoption of the Housing Element, the City will undertake steps to ensure that adequate sites are available to meet the City's share of the regional housing need by rezoning of land for multi-family development and/or increasing the density of sites. The site proposed for rezoning permits owner-occupied and rental multi-family developments by right and does not require a conditional use permit, planned development permit, or any other discretionary review.</p>	<p>In 2016, the city achieved rezoning sites from the 4th cycle shortfall by adopting Ordinance 16-066 in May 2016 to amend the Specific Plan to rezone approximately 10.7 acres to RM-4 Multiple Family rezoning.</p>	<p>Delete. This program was completed</p>
<p>Program 5.3.2 - Large Lot Subdivision.</p> <p>If the approved multi-family residential project moves forward on the Southwest Affordable Housing site during the planning period (discussed in Program 5.3.1 above) or any additional projects are proposed on the site, the City will work to facilitate and streamline the subdivision of the 10.7 acre site. The City will prioritize the subdivision of the site when a project comes forward.</p>	<p>By passing Resolution 16-057, the City facilitated a multifamily residential project on the Southwest Affordable Housing site.</p>	<p>Delete. This program was completed.</p>
<p>Program 5.3.3 - Extremely Low-Income Households.</p> <p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SROs) units in the CD zoning district which are often more affordable to those</p>	<p>The City continues to support the needs of extremely low-income households in need of housing by permitting single-room occupancy (SRO) units in the CD zoning district. The City</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.1 and 4.1.8.</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>with extremely low-incomes. To further support the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units, the City will continue to seek and pursue state and federal funds and/or offer financial incentives or regulatory concessions. The City will seek funds annually or as funding becomes available.</p>	<p>continues to seek funds to support the development and rehabilitation of SROs, supportive, and family units.</p>	<p>New Program 5.3.1</p>
<p>Program 5.4.1 - Affordable Housing Development Assistance.</p> <p>The provision of affordable housing and the implementation of other programs to support this type of development depend on the availability of housing funding from county, state, federal, and local sources. As discussed in Section IV, Housing Resources, a number of programs offered by state and federal agencies provide direct subsidies, mortgage insurance, or low-interest loans to nonprofit developers. Many of these programs offer:</p> <ul style="list-style-type: none"> ● Technical assistance grants for project feasibility and development <ul style="list-style-type: none"> ○ Subsidies for shared housing for: <ul style="list-style-type: none"> – Shared housing for seniors – Congregate housing – Farmworker housing – Senior housing – Self-help housing – Transitional housing – Housing for other special needs populations ● Mobile home park purchases and rehabilitation ● Project loans and loan insurance for single-family and multi-family housing construction/rehabilitation <p>The City is increasing and will continue to increase its competitiveness for these grants through such actions as preparing and adopting a Housing Element meeting state law, identifying City resources to be used as matching grants for federal and state programs, and coordinating with local service providers regarding state grant opportunities</p>	<p>The City was not awarded grant funding during the 2015-2023 planning period for affordable housing development assistance. However, the City continues to increase its competitiveness for grants by identifying City resources to match grants for federal and state programs and coordinating with local service providers regarding state grants to assist affordable housing development.</p>	<p>Modify. New Program 5.4.1</p>
<p>Program 5.4.2 - Section 8 Rental Assistance.</p> <p>The Housing Choice Voucher or Section 8 rental assistance program provides rental subsidies to very low-income households, including seniors, families, and persons with disabilities. Through the Section 8 program, a person or family can receive a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). Households with</p>	<p>The Solano County Housing Authority, which is administered by the City of Vacaville Housing Department, has access to a total of 368 Section 8 vouchers. These are distributed to Dixon, a few small Solano communities such as Rio Vista and unincorporated areas based on availability. There are no properties designated as Section 8. Landlords must agree to participate in the program and</p>	<p>Continue. New Program 5.4.2</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>Section 8 vouchers can live wherever landlords accept the vouchers. The voucher enables a household to choose rental housing that may be in excess of the FMR so long as the household pays the extra cost.</p> <p>The Housing Authority of the City of Vacaville administers the Section 8 program for Dixon. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Section 8 program.</p>	<p>are paid market rate for their properties. Currently, there are 150 active Section 8 vouchers in the city.</p>	
<p>Program 5.6.1 - Large Family Unit Development.</p> <p>Work closely with private and nonprofit developers of new multi-family housing to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects.</p>	<p>The City continued to encourage the development of large-family units; projects under construction, such as Southwest Dixon, offer an opportunity to encourage the inclusion of three- and four-bedroom units in affordable rental projects.</p>	<p>Continue. New Program 5.6.1</p>
<p>Program 6.1.1 - Regulatory Incentives and Financial Assistance.</p> <p>Regulatory incentives and financial assistance can be used in the development of projects that address local housing needs. The City can assist with the development of quality affordable housing by offering regulatory and/or financial incentives. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or financial assistance with available state or federal funding sources. The assistance includes the City's First-Time Homebuyer Program through which the City provides assistance to low-income households that are planning to purchase their first home. The program provides a deferred low-interest loan of up to 25 percent of the appraised value to assist with down payment and closing costs. Refer to Section IV of this Housing Element for some details about funding sources</p>	<p>During the 5th planning period the City assisted one household in 2017 with one loan. The City continues to assist first-time homebuyers by offering financial assistance through the City's First-Time Homebuyer Program. Additionally, regulatory and financial incentives continue to be provided with the availability of state and federal funds. However, due to market conditions, it is difficult for eligible lower-income households to qualify for these programs while paying no more than 30 percent of their income on housing-related costs.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.2, and 5.3.3. New Program 4.1.1</p>
<p>Program 6.1.2 - Planning Fee Review.</p> <p>High development fees can add to the cost of housing and act as a constraint to development in a community. Planning fees should be commensurate with the cost to provide infrastructure and services needed to support growth. Periodic annual review of planning fees can help ensure that planning fees correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately</p>	<p>During the 5th planning period the City adopted new planning fees to finance infrastructure and services needed to support growth.</p>	<p>Continue. New Program 6.1.2</p>
<p>Program 6.2.1 - Streamline Processing.</p> <p>The City will help to streamline the permit processing procedure for affordable housing projects by offering simultaneous department application reviews and assistance with applying for funding sources</p>	<p>The City continued the streamlined process for affordable housing projects by assisting with fund applications and simultaneous department review processes.</p>	<p>Modify. New Program 6.2.1</p>
<p>Program 6.3.1 - Planned Development District.</p>	<p>The City has continued to use the PUD district to provide a diversity of housing options to accommodate a variety of income needs. The development of Southwest Dixon and Valley Glen are</p>	<p>Delete.</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
<p>The Planned Development (PD) district offers developers greater flexibility than in conventional zone districts. The PD district enables developers to provide a greater range of housing units that can accommodate a variety of needs. Both Southwest Dixon and Valley Glen used this zoning district to include several different housing types such as apartments, townhomes, and attached single-family units, as well as detached single-family homes on larger lots. The City will continue to use this district to offer residents greater housing choice.</p>	<p>examples of the opportunities the PUD districts can provide for future housing capacity.</p>	
<p>Program 7.2.1 - Fair Housing Program.</p> <p>Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.</p> <p>Support the enforcement of the fair housing laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing opportunity. Due to limited funding, the City does not contract directly with a local fair housing service provider. However, the City refers discrimination cases to HUD, to the Department of Fair Employment and Housing, and to Legal Services of Northern California's fair housing hotline. The City will further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as well as referrals to the local fair housing hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City's website.</p>	<p>During the 5th planning period the City promoted fair housing by referring discrimination cases to HUD, to the Department of Fair Employment and Housing, and to Legal Services of Northern California's fair housing hotline. The City furthered fair housing practices in the community by publicizing information on fair housing on the City's website, fair housing flyers, and making referrals to the local fair housing hotline.</p>	<p>Modify. New Program 7.2.1</p>
<p>Program 7.2.2 - Citizen Participation.</p> <p>Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. The City will continue to engage the public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information. The City will also convene a housing committee to provide housing specific input on a regular basis.</p>	<p>During the planning period the City continued to provide opportunities for community engagement and provided information on housing issues to the public. As part of the General Plan update, the City convened a housing committee that provided public input as a part of the update process.</p>	<p>Modify. New Program 7.2.2</p>
<p>Program 8.1.2 - Energy Efficiency Improvements.</p> <p>Minor improvements, such as weatherization, insulation installation, and other energy conservation retrofitting measures, can help lower overall housing costs. This can be especially helpful to lower-income households by enabling them to reduce their utility payments. The City's Housing Rehabilitation Program along with the Safe at Home program and the Tax Increment Housing Set-Aside program provide low interest loans to low-income</p>	<p>The City continues to maximize energy efficiency by providing measures and home improvement tips that can help reduce costs. The City provide information on the following state programs to aid households in energy efficiency home improvements:</p> <ul style="list-style-type: none"> ● Rehabilitation program 	<p>Continue. New Program 8.1.1</p>

1. Addendum to the Adopted General Plan EIR

Programs	Implementation Status	Continue/Modify/Delete
households for such energy efficiency improvements. Furthermore, PG&E also offers several programs, such as the Low Income Home Energy Assistance Program (LIHEAP), which provides free weatherization services and a list of participating contractors to assist low-income households. The City will continue to assist low-income households with energy efficiency improvements through its Housing Rehabilitation Program and will provide information about PG&E's weatherization services programs.	<ul style="list-style-type: none"> ● Safe at Home program ● Tax Increment Housing Set-Aside program <p>In addition, PG&E continues to offer various programs to assist low-income households such as Low-Income Home Energy Assistance Program (LIHEAP).</p>	

1. Addendum to the Adopted General Plan EIR

Table 1-3 Summary of Changes Between Existing Natural Environment Element and 2023 Natural Environment Element Update

Goals, Policies, and Actions	Continue/Modify/New
Goal NE-1: Preserve, protect, and enhance natural resources, habitats, and watersheds in Dixon and the surrounding area, promoting responsible management practices	Continue
Policy NE-1.1: Preserve the natural open space and agricultural lands that surround Dixon through continued leadership in cross-jurisdictional conservation initiatives such as the Vacaville-Dixon Greenbelt and the Davis-Dixon greenbelt	Continue
Policy NE-1.2: Support regional efforts to place additional land under permanent conservation easements and continue to use the Agricultural Land Mitigation Fund to collect development impact fees for the purpose of funding greenbelt expansion.	Continue
Policy NE-1.3: Encourage open space preservation through easements, open space designation, or dedication of lands for the purpose of connecting conservation areas, protecting biodiversity, accommodating wildlife movement, and sustaining ecosystems	Continue
Policy NE-1.4: Prior to annexing land into the city or expanding the SOI, continue to require agricultural mitigation consistent with the Solano County Local Agency Formation Commission's Standards and Procedures when agricultural lands would be converted to nonagricultural purposes	Continue
Policy NE-1.5: Continue to allow agriculture as an interim use on land within the City that is designated for future urban use	Continue
Policy NE-1.6 : Support pest and disease management efforts of the Solano County Department of Agriculture, University of California Cooperative Extension, Resource Conservation District, and private landowners to reduce risk and harm to residents, businesses, and visitors.	New
Action NE-1.A: Adopt a Right to Farm ordinance that protects the rights of agricultural operations in areas adjacent to the City to continue operations and seeks to minimize conflicts with adjacent urban uses in Dixon.	Continue
Action NE-1.B: Support the establishment of projects to teach Dixon residents about the agricultural industry and to provide a forum for dialogue between Dixon residents and farmers. Incorporate hands-on learning opportunities that present information in a manner that will increase interest in agriculture and the natural environment.	Continue
Action NE-1.C: Collaborate with landowners, neighbors, the school district, and others, to create a program that establishes and maintains landscaping, school gardens, or community gardens on vacant or idle sites within the City.	Continue
Policy NE-1. 967 : Recognize the Sacramento Valley - Solano Groundwater Subbasin as a critical resource for Dixon and proactively promote sustainable groundwater management practices	Modified/Continue
Policy NE-1. 1078 : Continue to work with the Solano Subbasin Groundwater Sustainability Agency Collaborative to develop and implement strategies for the long-term health and viability of the Solano Groundwater Subbasin.	Modified/Continue
Policy NE-1. 1189 : Facilitate groundwater recharge in Dixon by encouraging development projects to use Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, and by encouraging private property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff.	Modified/Continue
Policy NE-1. 12910 : <u>Work with the Dixon Resource Conservation District to ensure that drainage ditches which discharge directly to or are located within open space lands are regularly repaired and maintained.</u>	Modified/Continue
Action NE-1.D: Pursue funding from the Sustainable Groundwater Management Grant Program and other sources for investments in groundwater recharge and implementation of the Solano Basin Groundwater Sustainability Plan	Continue
Policy NE-1. 110 : Support regional habitat conservation efforts, including implementation of the Solano Countywide Multispecies Habitat Conservation Plan.	Modified/Continue

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Policy NE-1.124: Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place.	Modified/Continue
Policy NE-1.123: In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined by the City to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.	Modified/Continue
Policy NE-1.134: Protect the nests of raptors and other birds when in active use, as required by State and federal regulations. In new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non- nesting season or by conducting a pre-construction survey by a qualified biologist to confirm nests are absent or to define appropriate buffers until any young have successfully fledged the nest.	Modified/Continue
Policy NE-1.15: Recognize the importance of the urban forest to the natural environment in Dixon and expand the tree canopy on public and private property throughout the community.	Continue
Policy NE-1.16: Enhance tree health and the appearance of streets and other public spaces through regular maintenance as well as tree and landscape planting and care of the existing canopy.	Continue
Policy NE-1.17: Minimize removal of, and damage to, trees due to construction-related activities and continue to require replacement of trees, including street trees lost to new development	Continue
Policy NE-1.18: Require new development to provide and maintain street trees suitable to local climatic conditions	Continue
Action NE-1.E: Maintain a list of tree species well-adapted to local conditions and provide this information to local property owners, businesses, and developers.	Continue
Action NE-1.F: Explore establishing a tree planting and maintenance program in partnership with local community groups or non-profit organizations.	Continue
Action NE-1.G: Provide on-going education for local residents, businesses, and developers regarding landscape, maintenance and irrigation practices that protect the urban forest and wildlife species	Continue
Goal NE-2: Use energy and water wisely and promote reduced consumption	Continue
Policy NE-2.1: Promote energy conservation throughout the community and encourage the use of renewable energy systems to supplement or replace traditional building energy systems.	Continue
Policy NE-2.2: Implement energy and water conservation measures in City facilities and operations.	Continue
Policy NE-2.3: Participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, California First, and the Property Assessed Clean Energy (PACE) program that enable property owners to obtain low-interest financing for energy improvements.	Continue
Policy NE-2.4: Encourage the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse <u>or green infrastructure</u> systems throughout the community.	Modified/Continue
Policy NE-2.5: Encourage new development to incorporate as many optimize water efficiency measures and conservation wise practices as possible in their design and construction.	Modified/Continue

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Policy NE-2.65 : Promote the use of water-efficient landscaping on existing private property.	New
Policy NE-2.76: Conserve water through the provision of water- efficient infrastructure, drought tolerant plantings, <u>and</u> greywater usage to support public parks and landscaped areas.	Modified/Continue
Policy NE-2.87: Conserve water through the planting and maintenance of trees, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape.	Modified/Continue
Policy NE-2.9 : Collaborate with the Solano County Water Agency to implement water conservation measures and ensure sustainable water supplies.	New
Policy NE-2.10 : Partner with Solano County Water Agency to conduct public education and outreach to Dixon residents and businesses about water-use efficiency.	New
Policy NE-2.11 : Work with the agricultural community to experiment with low water use agricultural techniques.	New
Action NE-2. A: Connect businesses and residents with voluntary programs that provide free or low-cost energy efficiency audits, retrofit installations, rebates, financing, and contractors by publishing information on the City's website <u>and through other digital, print, or in-person opportunities as feasible</u> .	Modify/Continue
Action NE-2. B: Explore establishing a rebate program to promote the installation of renewable energy production systems including photovoltaics, <u>energy storage</u> , and other appropriate technologies.	Modify/Continue
Action NE-2.C: Continue to provide water customers with information on conservation techniques, services, devices, and rebates by publishing information on the City's website and distributing flyers.	Continue
Action NE-2.D: Update the Municipal Code to allow the use of greywater and rainwater catchment systems for all structures.	Continue
Action NE-2. FE : Update the Urban Water Management Plan and Water Shortage Contingency Plan every five years, in accordance with Department of Water Resources standards and water conservation best practices.	New
Action NE-2. F : Coordinate with the Solano County Water Agency and conduct public education and outreach about water-use efficiency to Dixon residents and businesses.	New
Goal NE-3: Optimize the use of available resources by encouraging residents, businesses, and visitors to reuse and recycle.	Continue
Policy NE-3.1: Promote reduction of solid waste production throughout Dixon and expand the range of programs and information available to local residents and businesses.	Continue
Policy NE-3.2: Ensure that 75 percent of solid waste generated be reduced at source, recycled, or composted by the year 2020 and beyond, per AB 341.	Continue
Policy: NE-3.3 Continue to promote the safe disposal of household hazardous waste through public education.	Continue
Policy NE-3.4: Provide information via the City's website on curbside pick-up of donations by local organizations such as Goodwill, Salvation Army, Vietnam Veterans of America, and Youth Industries.	Continue
Action NE-3.A: Provide recycling receptacles in parks and public spaces, in addition to trash receptacles.	Continue
Action NE-3.B: Consider expanding compost collection services to residential customers in Dixon or implementing a backyard composting program for local residents.	Continue

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Action NE-3.C: Work with commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.	Continue
Action NE-3.D: Adopt a construction and demolition diversion ordinance based on the CalRecycle model ordinance to require diversion of construction and demotion debris as needed to meet State mandates.	Continue
Action NE-3.E: Collaborate with Dixon homeowners associations and other community groups to establish a citywide event such as a garage sale day or goods exchange.	Continue
Goal NE-4: Protect life and property from natural and human- made hazards and provide quick, effective response to disasters and emergencies.	Continue
Policy NE-4.1: Protect life, the natural environment, and property from natural and manmade humanmade hazards due to seismic activity <u>and geologic hazards</u> , hazardous material exposure, flooding, wildfire, or extreme heat events.	Modify/Continue
Policy NE-4.2: Ensure that structures intended for human occupancy <u>and critical facilities</u> are designed and constructed to retain their structural integrity <u>and key operational capabilities</u> when subjected to seismic activity <u>or geologic hazards</u> , in accordance with the California Building Code.	Modify/Continue
Policy NE-4.3: In areas of high liquefaction risk (see Figure NE-5), require that project proponents submit geotechnical investigation reports and demonstration <u>demonstrate</u> that <u>the</u> project conforms to all recommended mitigation measures prior to City approval.	Modify/Continue
Policy NE-4.4: <u>Require new development to deploy best practices for minimizing erosion and promoting slope stabilization in areas that have been subject to erosion or landslides.</u>	New
Policy NE-4.5: <u>Collaborate with the Bureau of Reclamation, Solano Irrigation District, Solano County Water Agency, and other responsible agencies to ensure the seismic and geologic hazard safety of the Monticello Dam.</u>	Modify/Continue
Policy NE-4.6: <u>Ensure that new development is sited, constructed, and operated to minimize impacts and risks of flood hazards to public health, safety, and welfare.</u>	New
Policy NE-4.7: <u>Require new development to adhere to the Floodplain Management Ordinance and to employ floodproofing construction techniques to the extent feasible.</u>	New
Policy NE-4.8: <u>Prohibit new critical and essential public services and facilities from being located in the floodplain, as shown on Figure NE-7. Retrofit existing facilities to be flood- resilient and remain operational in the event of a flood.</u>	New
Policy NE-4.9: <u>Coordinate with local and regional flood control agencies, such as the Dixon and Solano Resource Conservation Districts, to reduce regional flood hazards and preserve the integrity of flood control infrastructure.</u>	New
Policy NE-4.10: <u>Promote public awareness of flood hazards and provide guidance on how to prepare for a flood.</u>	New
Policy NE-4.11: <u>Evaluate proximity to fire hazard and wildland-urban interface areas and feasibility of maintaining defensible space as part of the development review process.</u>	New
Policy NE-4.12: <u>Ensure adequate firefighting infrastructure, including water supply and pressure, road and building clearance for firefighting vehicles, and clear and legible street signage throughout the community.</u>	New
Policy NE-4.13: <u>Place all new public facilities outside of identified fire hazard risk areas, as feasible. Appropriately retrofit or, if necessary, relocate existing public facilities outside of identified fire hazard areas.</u>	New

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Policy <u>NE-4.14: Encourage the retrofitting of older buildings to current safety standards in coordination with proposed major remodeling or additions.</u>	New
Policy <u>NE-4.16: Develop an incentive program for property owners to retrofit their buildings to improve fire resilience.</u>	New
Policy <u>NE-4.15: Coordinate with PG&E, MCE Community Choice Energy, and local solar energy installers to support resiliency of the local power grid, including solar and battery systems for residents, businesses, and public agencies.</u>	New
Policy <u>NE-4.16: Support weatherization retrofits of older homes via provision of educational information, helping residents connect with contractors and existing financial assistance programs, and providing financial incentives and rebates.</u>	New
Policy <u>NE-4.17: Regularly trim trees and remove dead trees to prevent damage during severe weather events.</u>	New
Policy <u>NE-4.18: Elevate extreme heat to a hazard of concern in Dixon.</u>	New
Policy <u>NE-4.19: Provide for the continued establishment, support, and maintenance of cooling centers and ensure that these centers are accessible and welcoming to those with language barriers or access and functional needs.</u>	New
Policy <u>NE-4.20: Work with the Solano County Public Health Department to provide public education about the health impacts of high heat and effective response strategies.</u>	New
Policy <u>NE-4.21: Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience to heat.</u>	New
Policy <u>NE-4.22: Encourage the use of native vegetation and natural or green infrastructure to absorb the impacts of extreme heat and associated natural hazards, as feasible.</u>	New
Policy <u>NE-4.23: Support the efforts of the Solano County Public Health Department and local community organizations to monitor and report on emerging pest and disease conditions and to distribute health resources and educational information.</u>	New
Policy <u>NE-4.24: Look for opportunities to ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, pests, and diseases.</u>	New
Policy <u>NE-4.25: Work with the Solano County Public Health Department to plan for future pandemic events, including securing necessary public health supplies, preparing effective messaging for preventive actions and treatments, and identifying and evaluating potential public health measures.</u>	New
Policy <u>NE-4.26: Work with the Solano County Public Health Department to help low-income residents and residents lacking health insurance connect with local health care organizations and service providers.</u>	New
Action <u>NE-4.A: Continue to implement provisions for flood hazard reduction in Special Flood Hazard Areas in order to limit the potential for adverse effects on public health, safety, and general welfare.</u>	Continue
Action <u>NE-4. B: Seek grants and collaborate with local and regional agencies such as the Dixon and Solano County Resource Conservation Districts to ensure that adequate funding and staff resources are dedicated to maintenance and expansion of flood control infrastructure.</u>	New

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Action NE-4. CB -Assess the feasibility of implementing urban heat island mitigation technologies, including UV-reflective materials and coatings, porous pavement, or other technologies that can reduce surface and air temperature and mitigate for the effects of extreme heat.	Modify/Continue
Action NE-4. D: <u>Work with the County Public Health Department and Office of Emergency Services to promote public awareness of local hazards and educate the public about how to minimize personal exposure and how to respond to emergency events.</u>	New
Action NE-4. E: <u>Coordinate with Solano County Public Health to provide health resources to help residents respond to poor air quality and high heat events.</u>	New
Action NE-4. F: <u>Develop an incentive program for property owners to retrofit their buildings to improve fire resilience.</u>	New
Action NE-4. G: <u>Support financing efforts to increase community access to energy-efficient and environmentally regenerative architectural and landscaping features.</u>	New
Action NE-4.H: <u>Raise awareness about local cooling centers by including informative pamphlets in resident's' water and sewer bills.</u>	New
Action NE-4. I: <u>Support partnerships and lead efforts as appropriate to seek grant funding and other support to ensure that public facilities such as schools, community centers, and bus stops are resilient to high heat.</u>	New
Action NE-4. J: <u>Work with the County's Public Health Department to provide house calls to residents such as single seniors who are particularly vulnerable to heat during high heat events.</u>	New
Policy NE-4.275: <u>Continue to maintain an Emergency Operations Plan, Emergency Response Plan, Local Hazard Mitigation Plan, and Risk and Resilience Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human- caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions.</u>	Modify/Continue
Policy NE-4.286: <u>Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.</u>	Modify/Continue
Policy NE-4.297: <u>Increase public awareness of City and County emergency preparedness programs and resources for all hazards.</u>	Modify/Continue
Policy NE-4.30: <u>Address the safety needs of occupants of evacuation-constrained parcels via road construction and design, operating evacuation assistance programs in conjunction with local transit providers to help those with limited mobility or lacking vehicle access, and by ensuring that evacuation routes remain operational in the event of an emergency.</u>	New
Policy NE-4.31: <u>Coordinate between departments to ensure that evacuation routes, as shown in Figure NE-12, are able to remain operational in the event of an emergency.</u>	New
Policy NE-4.32: <u>Require new development to be served by at least two access points.</u>	New
Policy NE-4.33: <u>Work with Union Pacific Railroad to create an overpass or underpass to ensure that traffic is able to cross the railroad during an emergency.</u>	New
Policy NE-4.34: <u>Increase resident enrollment in Alert Solano and Dixon Community Connect.</u>	New
Policy NE-4.35: <u>Identify additional emergency warning mechanisms that can increase access to emergency warnings and ensure that emergency notifications are provided in formats and languages appropriate for the demographics of Dixon.</u>	New

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Policy <u>NE-4.36</u> : Establish and maintain a network of equitably located community resilience hubs throughout Dixon and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and poor air quality due to regional wildfire smoke, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members.	New
Action <u>NE-4.JC</u> : Establish a Community Emergency Response Team (CERT) program to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.	Modify/Continue
Action <u>NE-4.KD</u> : Annually review and revise the City's Emergency Operations Plan (EOP) as needed, and assess the need for modifications following post-incident analyses, post-exercise critiques, and changes in policy.	Modify/Continue
Action <u>NE-4.L</u> : Operate evacuation assistance programs in conjunction with local transit providers to help those with limited mobility or lacking vehicle access.	New
Goal <u>NE-5</u> : Minimize air, soil, noise, and water pollution as well as community exposure to hazardous conditions.	Continue
Policy <u>NE-5.1</u> : Coordinate with the Yolo-Solano Air Quality Management District and other local, regional, and State agencies to protect and enhance air quality in Dixon.	Continue
Policy <u>NE-5.2</u> : Continue to use the Yolo-Solano Air Quality Management District's Handbook for Assessing and Mitigating Air Quality Impacts for environmental review of proposed development projects.	Continue
Policy <u>NE-5.3</u> : Require dust abatement actions for all new construction and redevelopment projects, consistent with the Yolo-Solano Air Quality Management District's Best Available Control Measures	Continue
Policy <u>NE-5.4</u> : Ensure adequate buffer distances are provided between offensive odor sources and sensitive receptors, such as schools, hospitals, and community centers.	Continue
Policy <u>NE-5.5</u> : Encourage development to minimize grading related to the topography and natural features in order to limit soil erosion	Continue
Policy <u>NE-5.6</u> : Require construction projects that disturb 10,000 square feet of ground cover revegetate graded areas with native or locally-appropriate vegetation to restore biological diversity and minimize erosion and soil instability.	Continue
Policy <u>NE-5.7</u> : Coordinate with Yolo and Solano counties, the Resource Conservation District, and the Natural Resources Conservation Service in implementing programs to reduce soil erosion by wind and water and prevent soil contamination	Continue
Policy <u>NE-5.8</u> : Coordinate with the Dixon Resource Conservation District, California Water Service, Solano Subbasin Groundwater Sustainability Agency, Solano County and others to promote, protect, and improve water quality in Dixon	Continue
Policy <u>NE-5.9</u> : Protect surface water and groundwater resources from contamination from point (single location) and non-point (many diffuse locations) sources by pursuing strategies to minimize the pollutant and sediment levels entering the hydrological system through stormwater, agricultural, and other urban runoff	Continue
Policy <u>NE-5.10</u> : Encourage, through redevelopment and retrofitting, phasing out of commercial and industrial building materials such as galvanized roofs that leach metals into storm water runoff	Continue
Policy <u>NE-5.11</u> : Reduce, through redevelopment and retrofitting, the amount of uncovered industrial and commercial areas where the work activity may contribute pollutants.	Continue

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continue/Modify/New
Policy NE-5.12: Support programs that encourage residents and business owners to cleanup trash and debris as well as pet waste before it enters the storm drain systems.	Continue
Policy NE-5.13: Work with the Solano County Agricultural Commissioner and other responsible agencies to identify and enforce mechanisms to <u>reduce pesticide use and control residual pesticides and pesticide runoff to prevent significant risk to water quality, vegetation, wildlife, and humans.</u>	Modify/Continue
Action NE-5.A: Explore the feasibility of converting the City fleet of street sweepers, Read-Ride vans and other large-scale equipment from fossil fuel to alternative fuel types using funding and incentives offered by the Yolo-Solano Air Quality Management District.	Continue
Action NE-5.B: Update the City's Storm Water Quality Management Plan as needed to comply with the NPDES General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems, Order No. 2003-0005-DWQ, or as amended.	Continue
Action NE-5.C: Consider developing a green infrastructure plan that employs tools such as bioswales, permeable pavement, rain gardens, rain barrels and cisterns, and green roofs to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.	Continue
Action NE-5.D: Install grease/oil separators in storm drains along roadways with heavy traffic to keep these contaminants out of storm runoff.	Continue
Action <u>NE-5.E: Provide educational materials about the use, storage, and disposal of hazardous materials to business owners and residents.</u>	New
Action <u>NE-5.F: Encourage continued engagement in local efforts to protect stormwater quality by continuing to support the City's educational field trips, provision of pet waste bags and trash receptacles around ponds and stormwater facilities, and clean up days at ponds and parks.</u>	New
Policy NE-5.14 Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.	Continue
Policy NE-5.15: Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.	Continue
Policy <u>NE-5.16: Promote public education regarding safe disposal of household hazardous waste via social media, local newspaper and news ads, City representatives at public events, and partnerships with schools and community groups.</u>	New
Policy <u>NE-5.17: Collaborate with the Solano County Public Health Department to provide educational and health resources to residents and workers who may be at elevated risk of hazardous material exposure.</u>	New
Policy NE-5.18: Ensure that noise does not have a substantial, adverse effect on the quality of life in the community.	Modify/Continue
Policy NE-5.19: Apply the General Plan noise and land use compatibility standards to all new residential, commercial, and mixed-use development and redevelopment, as shown in Table NE-2.	Modify/Continue
Policy NE-5.20: Require acoustical studies with appropriate mitigation measures for projects that are likely to be exposed to noise levels that exceed the 'normally acceptable' standard and for any other projects that are likely to generate noise in excess of these standards.	Modify/Continue
Policy NE-5.21: Require that new noise-producing uses are located sufficiently far away from noise-sensitive receptors and/or include adequate noise mitigation, such as screening, barriers, sound enclosures, noise insulation, and/or restrictions on hours of operation.	Modify/Continue

1. Addendum to the Adopted General Plan EIR

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation Programs or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation Program or alternative; or
 - (d) Mitigation Programs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation Program or alternative.

1.4.1 Rationale for Preparing an EIR Addendum

Sites included in the proposed Housing Element are either vacant sites, anticipated ADUs, or from approved projects. All the sites included in the proposed Housing Element are currently designated and zoned to allow residential development and therefore the development of new housing would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. Although the proposed Natural Environment Element includes new policies and actions, the addition of these policies and actions do not enable future development nor do they detail specific infrastructure improvements or projects. Therefore, these changes to the proposed

1. Addendum to the Adopted General Plan EIR

Natural Environment Element would not result in new significant effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. Furthermore, the updates of the Housing and Natural Environment Elements do not approve any specific development and any future project(s) would have to undergo environmental review, consistent with CEQA.

Development impacts are addressed through policies in the General Plan, the City's municipal code, and adopted engineering standards. As all future development projects must be consistent with the General Plan, and physical impacts from development were anticipated in the General Plan EIR, the proposed project does not meet any of the conditions outlined in CEQA Guidelines Section 15162 that would require a subsequent EIR.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Dixon Community Development Department, 600 East A Street, Dixon, California 95620.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to agriculture, land use, circulation, climate change, housing, conservation, open space, economic development, historic resources, community design, environmental justice, air quality, noise, and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation programs that address and mitigate environmental impacts related to implementing the General Plan, such as zoning codes and design standards.

As described in Section 1.2, *General Plan EIR*, the General Plan EIR addresses potentially significant impacts related to agricultural resources, air quality; energy, greenhouse gases, and climate change; geology; soils, and seismicity; and transportation. Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2021-2031 Housing Element*, shows that many of the existing Housing Element programs will remain unchanged with the proposed project. The 2023-2031 Housing Element provides a total of 24 programs; most of these programs are either informative or would result in no physical change to the environment. Overall, the programs were modified to comply with state law, respond to directives from HCD, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task. Sections 2.1.1 through 2.1.3 of this Addendum describe the informational changes of the amended and new programs resulting from the proposed project. These sections do not include the programs that were deleted from the Housing Element or the programs that underwent minor changes.

As shown in Table 1-3 many of existing 2021 Natural Environment Element goals and policies will remain. The 2023 Natural Environment Element Update includes 37 new policies and 13 actions to topic areas such as flood hazards, wildfire and smoke, severe weather, extreme heat, human health hazards, and emergency response. The addition of these new policies and actions do not enable future development nor do they detail specific infrastructure improvements or projects. Rather the new policies and actions describe the environmental conditions and ensure adequate emergency response and preventative measures are in place. Section 2.1.4, *New Policies and Actions from the Natural Environment Element Update*, lists the new policies and actions from the Natural Environment Element Update but does not include those with minor changes.

2.1.1 Modified and Continued Programs

- Program 1.1.1, Housing Rehabilitation, was modified to continue the housing rehabilitation program and to make information on this program easily accessible to the public.
- Program 1.2.1, Code Enforcement, was modified to focus efforts on improving housing conditions in areas of need in order to reduce displacement risk of residents in these areas.

2. CEQA Analysis

- Program 2.2.1, Preservation of At-Risk Housing Units, was modified to update the number of publicly assisted affordable projects at risk of converting to market rate and set specific requirements for complexes at risk of converting to market rate.
- Program 3.1.1, Measure B, was modified to prohibit enforcement of Measure B through the 6th cycle planning period (January 31, 2023 through January 31, 2031), consistent with SB 330, which prohibits certain limits on the number of building permits that a jurisdiction will issue (see the Housing Constraints section for more information) and will evaluate repealing the policy on a more permanent basis.
- Program 3.2.1, Adequate Sites for Housing, was modified to require the City ensure sufficient capacity is maintained to accommodate the City's remaining RHNA in the case that the city fall into a no-net-loss situation within 180 days.
- Program 3.3.1, Large Sites, (previously Program 3.3.3, Residential Development Requirements) was modified to focus affordable housing on development of high-density residential on large sites. This program would be designed to reduce minimum building placement standards, enhance design flexibility, and create a more pedestrian-oriented environment.
- Program 4.1.4, Density Bonus Ordinance (previously Program 4.1.9, Adopt Density Bonus Ordinance) was modified to amend the Zoning Code to comply with the density bonus law and to promote the use of density bonus for low-income units.
- Program 5.4.1, Seek Funding to Support Affordable Development, was modified to specify the financial resources to apply to continue the provision of affordable housing. In addition, the program would prioritize development programs and funds that meet extremely low-, very low-, and low-income needs.
- Program 5.4.2 is a continued policy from previous housing element which was modified to implement a Housing Choice Voucher (Section 8) education program to share information and trainings to property owners.
- Program 6.2.1, Streamline Processing, was modified to specify the services provided by the expediated permit assistance program for residential projects and includes Senate Bill (SB) 35 streamlining approval process.
- Program 7.2.1, Fair Housing Program, was modified to include actions, a schedule, and collaboration with agencies such as local fair housing service and school district to ensure fair housing.
- Program 7.2.2, Citizen Participation, is a continued policy from previous housing element which was modified to specify the actions the City will take to continue to facilitate ongoing public engagement through public meetings, apply for funding, and offer translation services.

2. CEQA Analysis

2.1.2 Combined and Amended Programs

Table 1-4, *Combined and Amended Programs*, lists the programs that were combined and amended as one new program under the 2023-2031 Housing Element. These new programs were combined to aid in their implementation, as they were similar in intent. Table 1-4 Combined and Amended Programs

New Program (HE 2023-2031)	Previous Programs (HE 2015-2023)
Program 3.1.1 – Measure B*	Programs 3.1.1, 3.3.1, and 5.2.1
Program 5.3.1 – Extremely Low-Income Households	Programs 4.1.1, 4.1.2, 4.1.8, 5.3.3, and 6.1.1.
Program 4.1.3 – Zoning Ordinance Amendment	Programs 4.1.3, 4.1.6 and 4.1.7.
Program 4.1.2 – Reasonable Accommodations and Universal Design	Programs 4.1.4 and 4.1.5
Program 4.1.1 – Incentives for Special-Needs Housing	Programs 4.1.1, 4.1.2, 5.3.3, and 6.1.1.

Note: Suspend Measure B through January 2031

2.1.3 New Programs from the 2023-2031 Housing Element

The six new programs represent changes that would:

- Program 3.3.2, Promotion of Accessory Dwelling Units, would increase the construction of accessory dwelling units and increase the supply of affordable units throughout the city.
- Program 3.3.3, Use of Sites in Previous Cycles, would allow by-right development on non-vacant sites or vacant sites identified in the prior fifth Cycle Housing Element.
- Program 3.3.4, Small Site Development, would help facilitate and incentivize the development on small residential lots and emphasizes for the development of affordable housing. The program includes design standards as incentives for developers to develop on small residential lots.
- Program 4.1.5, Addressing Homelessness, would help create agency collaboration to develop programs aimed at providing homeless shelters and related services.
- Program 6.1.1, First-Time Homebuyer Assistance Program, would introduce the State’s First-Time Homebuyer Program which aims to reduce displacement risk of prospective homebuyers and make the program more accessible to the public.
- Program 8.1.1, Energy-Efficiency Improvements, includes actions and programs that would promote energy efficiency in existing and new residential development.

New development resulting from these programs would occur on land currently designated for residential use under the City’s General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the City’s General Plan and zoning code. Consequently, all projects would be subject to development procedures of the City, such as the municipal code, zoning code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from

2. CEQA Analysis

development. The General Plan policies and ordinances of the City address the physical impacts associated with all development. The policies and ordinances that regulate development will not change with adoption of the proposed Housing Element.

The public service impacts associated with the potential population increase that could be associated with new housing include police and fire services, parks, water, and sewer. The water and sewer impacts would be addressed through connection fees as part of the development process. The 2023-2031 Housing Element states that all sites included to meet the RHNA have existing or planned, water, sewer, and dry utilities infrastructure available and accessible sufficient to support housing development (Dixon 2023, pg. 47). Additional services for police and fire would only result in a physical impact if new facilities were required to meet the growth needs. If additional physical facilities for police and fire are needed this would be determined when the sites are identified and then included in the capital improvement program. Impact fees associated with each unit would be required.

Furthermore, the units identified in this Housing Element would not exceed the City's population and housing projections that are listed in Table ES-3, *Comparison of Key Characteristics*, of the 2040 General Plan EIR. This table shows the total housing unit buildout for the city by 2040 as 9,358 units. The capacity identified in this Housing Element (Table 9 in the 2023–2031 Housing Element), is 926 units which when added to the City's number of current number of units is 7,632 units¹ (DOF 2023). Similarly, the estimated number of residents that would be added to the city under full buildout of the 2023–2031 Housing Element is 2,713 residents², which when added to the City's 2022 population is 21,796 (DOF 2023). Thus, there would be 6,653 fewer residents than the 2040 buildout population described in the General Plan EIR which is 28,449 residents.

Housing developments in which at least 20 percent of the units are affordable to lower-income households on two (APN 0115-070-180, -170) are allowed for residential use by-right—as described in Program 3.3.2, Promotion of Accessory Dwelling Units and Program — would be required to be evaluated in accordance with the zoning code. Future by-right development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City requires building permit and development review process which is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts to public services and regional transportation improvements. The policies and regulations identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

As noted in Section 1.1.1, *Meeting Dixon's RHNA*, 95 percent of the Housing Element sites inventory is comprised of approved projects such as the Homestead Project part of the Southwest Dixon Specific Plan and Valley Glen Orchards III, Sutton at Parkland and Lincon Square projects which are anticipated residential development from the General Plan. The General Plan 2040 EIR notes that the General Plan's future development and redevelopment relies primarily into key areas of the city such as the Northeast Quadrant,

¹ 2023-2031 Housing Element units (926) combined with City' 2022 estimated housing units from DOF (6,706)

² 2023-2031 Housing Element units (926) multiplied by the DOF 2.93 persons per household for the City of Dixon.

2. CEQA Analysis

Southwest Dixon, Downtown Dixon, and the State Route 113 Corridor and that outside of these areas, the existing land use pattern would be preserved, with some infill development anticipated on vacant sites in residential neighborhoods. The General Plan EIR has evaluated these areas for future development; therefore, sites categorized as approved projects in the Housing Element sites inventory would not result in new significant impacts not already considered in the General Plan EIR. The proposed Housing Element does not change the development pattern for the city, as shown in the Land Use Element of the General Plan and the zoning map for the city. Physical change to the environment would occur from implementation of the Land Use Element of the City's General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in the General Plan EIR.

Since the proposed Housing Element does not affect the land use pattern of the City or result in any physical change to the environment, and because the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. Because the proposed 2023–2031 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.1.4 New Policies and Actions from the Natural Environment Element Update

There are 37 new policies and 13 new actions:

Agricultural Land and Natural Open Space Conservation

- Policy NE-1.6: Support pest and disease management efforts of the Solano County Department of Agriculture, University of California Cooperative Extension, Resource Conservation District, and private landowners to reduce risk and harm to residents, businesses, and visitors.

Energy and Water Conservation

- Policy NE-2.6: Promote the use of water-efficient landscaping on existing private property.
- Policy NE-2.9: Collaborate with the Solano County Water Agency to implement water conservation measures and ensure sustainable water supplies.
- Policy NE-2.10: Partner with Solano County Water Agency to conduct public education and outreach to Dixon residents and businesses about water-use efficiency.
- Policy NE-2.11: Work with the agricultural community to experiment with low water use agricultural techniques.

2. CEQA Analysis

- Action NE-2.E: Update the Urban Water Management Plan and Water Shortage Contingency Plan every five years, in accordance with Department of Water Resources standards and water conservation best practices.
- Action NE-2.F: Coordinate with the Solano County Water Agency and conduct public education and outreach about water-use efficiency to Dixon residents and businesses.

Geologic and Seismic Hazards

- Policy NE-4.4: Require new development to deploy best practices for minimizing erosion and promoting slope stabilization in areas that have been subject to erosion or landslides.

Flood Hazards

- Policy NE-4.6: Ensure that new development is sited, constructed, and operated to minimize impacts and risks of flood hazards to public health, safety, and welfare.
- Policy NE-4.7: Require new development to adhere to the Floodplain Management Ordinance and to employ floodproofing construction techniques to the extent feasible.
- Policy NE-4.8: Prohibit new critical and essential public services and facilities from being located in the floodplain, as shown on Figure NE-7. Retrofit existing facilities to be flood- resilient and remain operational in the event of a flood.
- Policy NE-4.9: Coordinate with local and regional flood control agencies, such as the Dixon and Solano Resource Conservation Districts, to reduce regional flood hazards and preserve the integrity of flood control infrastructure.
- Policy NE-4.10: Promote public awareness of flood hazards and provide guidance on how to prepare for a flood.

Wildfire and Smoke

- Policy NE-4.11: Evaluate proximity to fire hazard and wildland-urban interface areas and feasibility of maintaining defensible space as part of the development review process.
- Policy NE-4.12: Ensure adequate firefighting infrastructure, including water supply and pressure, road and building clearance for firefighting vehicles, and clear and legible street signage throughout the community.
- Policy NE-4.13: Place all new public facilities outside of identified fire hazard risk areas, as feasible. Appropriately retrofit or, if necessary, relocate existing public facilities outside of identified fire hazard areas.

2. CEQA Analysis

- Policy NE-4.14: Encourage the retrofitting of older buildings to current safety standards in coordination with proposed major remodeling or additions.
- Policy NE-4.16: Develop an incentive program for property owners to retrofit their buildings to improve fire resilience.

Severe Weather

- Policy NE-4.15: Coordinate with PG&E, MCE Community Choice Energy, and local solar energy installers to support resiliency of the local power grid, including solar and battery systems for residents, businesses, and public agencies.
- Policy NE-4.16: Support weatherization retrofits of older homes via provision of educational information, helping residents connect with contractors and existing financial assistance programs, and providing financial incentives and rebates.
- Policy NE-4.17: Regularly trim trees and remove dead trees to prevent damage during severe weather events.

Extreme Heat

- Policy NE-4.18: Elevate extreme heat to a hazard of concern in Dixon.
- Policy NE-4.19: Provide for the continued establishment, support, and maintenance of cooling centers and ensure that these centers are accessible and welcoming to those with language barriers or access and functional needs.
- Policy NE-4.20: Work with the Solano County Public Health Department to provide public education about the health impacts of high heat and effective response strategies.
- Policy NE-4.21: Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience to heat.
- Policy NE-4.22: Encourage the use of native vegetation and natural or green infrastructure to absorb the impacts of extreme heat and associated natural hazards, as feasible.

Human Health Hazards

- Policy NE-4.23: Support the efforts of the Solano County Public Health Department and local community organizations to monitor and report on emerging pest and disease conditions and to distribute health resources and educational information.

2. CEQA Analysis

- Policy NE-4.24: Look for opportunities to ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, pests, and diseases.
- Policy NE-4.25: Work with the Solano County Public Health Department to plan for future pandemic events, including securing necessary public health supplies, preparing effective messaging for preventive actions and treatments, and identifying and evaluating potential public health measures.
- Policy NE-4.26: Work with the Solano County Public Health Department to help low-income residents and residents lacking health insurance connect with local health care organizations and service providers.
- Action NE-4.B: Seek grants and collaborate with local and regional agencies such as the Dixon and Solano County Resource Conservation Districts to ensure that adequate funding and staff resources are dedicated to maintenance and expansion of flood control infrastructure.
- Action NE-4.D: Work with the County Public Health Department and Office of Emergency Services to promote public awareness of local hazards and educate the public about how to minimize personal exposure and how to respond to emergency events.
- Action NE-4.E: Coordinate with Solano County Public Health to provide health resources to help residents respond to poor air quality and high heat events.
- Action NE-4.F: Develop an incentive program for property owners to retrofit their buildings to improve fire resilience.
- Action NE-4.G: Support financing efforts to increase community access to energy-efficient and environmentally regenerative architectural and landscaping features.
- Action NE-4.H: Raise awareness about local cooling centers by including informative pamphlets in resident's' water and sewer bills.
- Action NE-4.I: Support partnerships and lead efforts as appropriate to seek grant funding and other support to ensure that public facilities such as schools, community centers, and bus stops are resilient to high heat.
- Action NE-4.J: Work with the County's Public Health Department to provide house calls to residents such as single seniors who are particularly vulnerable to heat during high heat events.

Emergency Response

- Policy NE-4.30: Address the safety needs of occupants of evacuation-constrained parcels via road construction and design, operating evacuation assistance programs in conjunction with local transit

2. CEQA Analysis

providers to help those with limited mobility or lacking vehicle access, and by ensuring that evacuation routes remain operational in the event of an emergency.

- Policy NE-4.31: Coordinate between departments to ensure that evacuation routes, as shown in Figure NE-12, are able to remain operational in the event of an emergency.
- Policy NE-4.32: Require new development to be served by at least two access points.
- Policy NE-4.33: Work with Union Pacific Railroad to create an overpass or underpass to ensure that traffic is able to cross the railroad during an emergency.
- Policy NE-4.34: Increase resident enrollment in Alert Solano and Dixon Community Connect.
- Policy NE-4.35: Identify additional emergency warning mechanisms that can increase access to emergency warnings and ensure that emergency notifications are provided in formats and languages appropriate for the demographics of Dixon.
- Policy NE-4.36: Establish and maintain a network of equitably located community resilience hubs throughout Dixon and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and poor air quality due to regional wildfire smoke, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members.
- Action NE-4.L: Operate evacuation assistance programs in conjunction with local transit providers to help those with limited mobility or lacking vehicle access.

Air, Soil, and Water Quality

- Action NE-5.E: Provide educational materials about the use, storage, and disposal of hazardous materials to business owners and residents.
- Action NE-5.F: Encourage continued engagement in local efforts to protect stormwater quality by continuing to support the City's educational field trips, provision of pet waste bags and trash receptacles around ponds and stormwater facilities, and clean up days at ponds and parks.

Hazardous Materials

- Policy NE-5.16: Promote public education regarding safe disposal of household hazardous waste via social media, local newspaper and news ads, City representatives at public events, and partnerships with schools and community groups.
- Policy NE-5.17: Collaborate with the Solano County Public Health Department to provide educational and health resources to residents and workers who may be at elevated risk of hazardous material exposure.

2. CEQA Analysis

The 2023 Natural Environment Element Update policies and implementing actions address natural hazards; transportation hazards; police, fire, and emergency services; and climate change and resiliency. The current 2021 Natural Environment Element Update in the General Plan does not include the listed policies and actions; however, replacing the current 2021 Natural Environment Element would not result in significant new changes not considered in the General Plan EIR. As these policies and implementing actions aim to reduce risk and ensure protection from foreseeable natural and human-caused hazards, the proposed 2023 Natural Environment Element Update would not create new physical impacts. Although the proposed 2023 Natural Environment Element Update's policies and actions could affect the design and construction of planned developments, such as the addition of design elements related to emergency access and pedestrian safety, they do not include specific development proposals that would create growth that is inconsistent with the current land use plan.

2.2 FINDINGS

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2023–2031 Housing Element and 2023 Natural Environment Element Update are not exempt. Rather, the determination here is that the 2023–2031 Housing Element and 2023 Natural Environment Element Update do not require major revisions to the General Plan EIR due to the new significant environmental impacts or substantial increases to the severity of previously identified significant environmental impacts. The Housing Element and Natural Environment Element Update are policy documents, and their adoption would not produce environmental impacts since no actual development is proposed. In addition, the proposed Housing Element and Natural Environment Element would allow development on sites that were previously considered for development in the General Plan EIR. Therefore, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2023–2031 Housing Element and 2023 Natural Environment Element. Future housing development projects would generally be subject to project-level environmental review.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites' existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 allowing the preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. This EIR addendum has been prepared accordingly.

2. CEQA Analysis

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project.

1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the City has already completed the identified task. The proposed project would not result in the rezoning of land or approval of any development project. The policy changes included in the proposed 2023 Natural Environment Element also comply with State law by ensuring adequate evacuation routes and helping increase the climate change resiliency of the population, built environment, economy, and natural environment within the City. As shown in Table 1-3 many of the goals, policies, and actions remain. As with the existing 2021 Natural Environment Element, the policy changes do not result in the approval of any development project. Implementation of Program 3.1.1 would suspend Measure B through January 31, 2031, to comply with Senate Bill 330 (SB 330). The purposes of Measure B as state in Section 18.48.010 AA is to "...to augment the policies of this City as stated in its General Plan and Ordinances, regarding the regulation of residential development. To accomplish this purpose, the City needs to control its annual proposed residential Development to achieve a balanced housing mix. It is the intent of the people of the City of Dixon to realize a steady, controlled rate of balanced residential growth. This controlled growth is to assure that the services provided by the City and other service agencies will be adequate in the foreseeable future. Services should be provided in such a way as to avoid overextension or scarcity of resources of existing facilities, to bring deficient services or facilities up to full operating standards, and utilize long range planning techniques to minimize the cost of the expansion of facilities to the public." Suspension of Measure B does not affect the physical environment as the Measure would limit the number of housing permits issued on projects that are already approved under the existing General Plan designation and zone district. As such, any environmental effects would either have been addressed in the General Plan EIR, or considered as part of the individual project pursuant to state law. Furthermore, the new policies and actions included in the proposed Housing Element are focused on collaboration with service providers, public safety, education of developers and residents, and enhancement of existing housing and would therefore not result in additional physical changes. All development in the city must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

2. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:

a. The project will have one or more significant effects not discussed in the previous EIR.

The General Plan EIR addresses potentially significant impacts related to impacts related to agricultural resources, air quality; energy, greenhouse gases, and climate change; geology; soils, and seismicity; and transportation. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project.

2. CEQA Analysis

The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. The proposed 2023 Natural Environment Element includes 37 additional policies and 13 actions to further reduce risk to the community from manmade and natural hazards. The proposed 2023–2031 Housing Element includes 23 amended programs and six new programs. These amended and new policies and programs would not result in new significant environmental impacts. The City’s General Plan provides for housing growth in the city over time. The proposed Housing Element identifies targets for housing at different income levels but does not include development of an unusual type, scale, or location that would not have been evaluated in the General Plan EIR. Because a development project must be consistent with the General Plan, zoning, and development standards of the City, the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR. Therefore, there would be no new environmental impacts.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The General Plan EIR addresses potentially significant impacts related to impacts related to agricultural resources, air quality; energy, greenhouse gases, and climate change; geology; soils, and seismicity; and transportation. The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified significant and unavoidable impacts related to air quality; agricultural resources; energy, greenhouse gases, and climate change; and transportation. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-2, *Summary of Program Changes Between Existing Housing Element and 2021-2031 Housing Element*, would not affect land use patterns in the city or result in physical changes to the environment, there would be no new or more severe significant impacts associated with the proposed 2023–2031 Housing Element.

The 2023 Natural Environment Element Update includes additional policies and actions related to reducing risk to the community from potential hazards; however, these additional policies and actions would not affect the determinations of the General Plan EIR. For example, the 2023 Natural Environment Element Update would introduce a new policy for agricultural resources; however, this new policy would not prevent agricultural resources from being converted into urban development as determined by the General EIR. Therefore, there would be no new or more severe significant impacts associated with the proposed 2023 Natural Environment Element Update.

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

The 2023-2031 Housing Element includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies in the General Plan EIR would also apply to the 2023–

2. CEQA Analysis

2031 Housing Element. The City is required to adopt a Housing Element and the element must be reviewed and certified by HCD. There is no feasible alternative to adopting a Housing Element. The update to the Housing Element would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR; therefore, there is no need for new mitigation measures or alternatives.

The 2023 Natural Environment Element Update includes additional policies and actions for the purpose of ensuring adequate safety measures for the public. The 2023 Natural Environment Element Update incorporates climate adaptation and resiliency strategies as required by SB 379 (Government Code 65302(g)(4)). The proposed 2023 Natural Environment Element consists of updates to goals and policies, which by themselves would have no physical effect on the environment. The 2023 Natural Environment Element Update would not create new impacts or the need for additional mitigation measures. There is no feasible alternative to adopting the Natural Environment Element.

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from adoption of the 2023–2031 Housing Element and the 2023 Natural Environment Element; therefore, there would be no new mitigation measures or alternatives required for the proposed project.

2.3 REFERENCES

Dixon. City of. 2023. 2023-2031 Housing Element.

Department of Finance (DOF). 2023. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022. <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022>

ATTACHMENT 2

DIXON PLANNING COMMISSION

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE DIXON CITY COUNCIL ADOPTION OF THE 2023-2031 DIXON HOUSING ELEMENT FOR THE 6TH HOUSING ELEMENT CYCLE AS PART OF THE DIXON GENERAL PLAN 2040

WHEREAS, on May 26, 2015, the City of Dixon (“City”) adopted its current Housing Element for the 5th Housing Cycle (2015-2023) and on August 6, 2015, the State Department of Housing and Community Development (“HCD”) issued its certification of the City’s 5th Cycle Housing Element; and

WHEREAS, in 2019, the State legislature adopted Senate Bill No. 330, which states that, “In 2018, California ranked 49th out of the 50 states in housing units per capita...California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”; and

WHEREAS, local governments are authorized by Government Code section 65350 et seq. to prepare, adopt, and amend general plans; and

WHEREAS, Government Code section 65580 et seq. requires cities to update their Housing Elements on a regular basis, every eight years, and all 6th Cycle Housing Elements must be certified by HCD by January 31, 2023; and

WHEREAS, State law also requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code, § 65583(c)(5)), and that the City make zoning available for all types of housing, including multifamily housing (Gov. Code, §§ 65583.2 and 65583(c)); and

WHEREAS, State Housing Element Law (Article 10.6 of Government Code) requires that each City adopt a Housing Element for the eight-year period 2023-2031 to address required policies and demonstrate that the assigned Regional Housing Needs Allocation (“RHNA”) can be attained; and

WHEREAS, on February 4, 2020, the City Council, by Resolution, became a member of the Solano County Sub Region to administer the RHNA for Solano County for the 6th Cycle Housing Element update (2023-2031). As part of the Housing Element updates, the County as a whole was assigned 10,992 units throughout the four income ranges to plan for. All jurisdictions worked together, under the authority of the Solano City-County Coordinating Council (“4C’s”), to develop a methodology to allocate the housing needs amongst its member jurisdictions; and

WHEREAS, in 2020, the City also joined the County Collaborative, a partnership with the other jurisdictions in Solano County to jointly select, utilize, and fund a single consultant, (Placeworks, Inc.) to prepare the Housing Elements for partnering jurisdictions in the County; and

ATTACHMENT 2

WHEREAS, on May 18, 2021, the City completed a General Plan update process that commenced in 2014 by adopting the Dixon General Plan 2040 ("General Plan 2040"). As part of the General Plan update, the Housing Element was not updated since it was anticipated to be completed before the timeframe of the 6th Cycle and there were plans to join the regional effort to update each participating jurisdiction's housing element; and

WHEREAS, in September 2021, the City initiated an update to the Housing Element of the General Plan 2040 for the 6th Housing Cycle (2023-2031); and

WHEREAS, in November 2021, the 4C's submitted to HCD the Solano County Subregional 6th Cycle RHNA Plan and Methodology, which established the housing needs that each jurisdiction in the subregion needed to plan for as part of the 6th Housing Element Cycle. The City's total assigned RHNA for the next Housing Element planning period is 416 units (of the 10,992 units assigned to Solano County as a whole). The 416 units assigned to the City for the 6th Housing Element Cycle (2023-2031) include 113 units at very-low income, 62 units at low-income, 62 units at moderate-income, and 179 units at above moderate-income levels; and

WHEREAS, in December 2021, HCD approved the Solano County Subregional 6th Cycle RHNA Plan and Methodology; and

WHEREAS, through the Solano County Collaborative, Dixon participated in publicly noticed Regional Housing Element workshops on January 26, 2022, January 27, 2022, March 30, 2022, and June 1, 2022, regarding the Housing Element update process, the findings of the Joint Housing Needs Assessment, and the summary of the Fair Housing findings; and

WHEREAS, the Dixon Planning Commission and Dixon City Council received updates at duly noticed meetings on the initiation and process for the Draft Housing Element update on March 8, 2022, and March 15, 2022, respectively; and

WHEREAS, a public review of the Draft Housing Element (2023-2031) was prepared and released for a 30-day public review period, commencing on August 12, 2022, and concluding on September 13, 2022. Notices of availability for the Draft Housing Element was published in two local newspapers and emailed to all interested parties; and

WHEREAS, the Dixon Planning Commission and Dixon City Council separately conducted public hearings on the Draft Housing Element on September 13, 2022, and September 20, 2022, respectively, and directed staff to submit the Draft to HCD for its 90-day review; and

WHEREAS, pursuant to State Law, the Draft 2023-2031 Housing Element was submitted to HCD on September 27, 2022; and

WHEREAS, on December 6, 2022, HCD contacted the City with questions and concerns about the Draft Housing Element, and based upon those questions, City staff revised the Draft Housing Element to include additional information and data; and

WHEREAS, on December 21, 2022, the City received a letter from HCD providing its formal comments regarding the Draft Housing Element; and

ATTACHMENT 2

WHEREAS, on January 23, 2023, the City published a revised Draft Housing Element responding to HCD's findings and comments, and requested public comment on the revised Draft Housing Element; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Public Resources Code section 21000 et seq.; "CEQA") and the CEQA Guidelines (Title 14 California Code of Regulations section 15000 et seq.), an Environmental Impact Report was prepared for the General Plan 2040, which determined that the adoption of the General Plan 2040, including the Housing Element Update, may have potentially significant impacts to the environment that can be mitigated to less than significant levels or which cannot be mitigated to less than significant levels and which are thus significant and unavoidable; and

WHEREAS, on May 18, 2021, City Council adopted Resolution No. 21-098 certifying the Final Environmental Impact Report (*State Clearinghouse No. 2018112035*) for the General Plan 2040, adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, and adopting the Dixon General Plan 2040; and

WHEREAS, Section 15164 of the CEQA Guidelines provides that an addendum to a previously adopted environmental impact report or mitigated negative declaration may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent environmental impact report or mitigated negative declaration have occurred; and

WHEREAS, the City's Planning Division has prepared an Addendum to the General Plan 2040 Environmental Impact Report for the proposed Housing Element Update project ("Addendum"), which determines that none of the conditions described in CEQA Guidelines section 15162 will occur; and

WHEREAS, the adoption of the 2023-2031 Dixon Housing Element will supersede and replace the existing 2015-2023 Dixon Housing Element; and

WHEREAS, on February 14, 2023, the Planning Commission conducted a duly and properly noticed public hearing, reviewed the Addendum and the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State Law and General Plan 2040; and

WHEREAS, the staff report and supporting materials accompanying this Resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, through separate Resolution, pursuant to CEQA, the City considered adoption of an Addendum to the General Plan 2040 EIR for the Housing Element Update project; and

WHEREAS, through separate Resolution, the City considered suspension of its Measure B, a growth control measure approved by voter initiative to comply with provisions of the Housing Crisis Act (Gov. Code, § 66300 et seq.), in response to HCD comments on the Draft Housing Element; and

ATTACHMENT 2

WHEREAS, through separate Resolution, the City considered and adopted revisions to the Natural Environment Element of the General Plan 2040, to address state law requirements (Gov. Code, § 65302(g)) that a Safety Element must be updated upon revision of a Housing Element. The City's state-mandated Safety Element is part of the Natural Environment Element of the General Plan 2040.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Addendum to the General Plan EIR prepared for the 2023-2031 Dixon Housing Element has been completed in compliance with CEQA and the CEQA Guidelines.
 - a. The Addendum to the General Plan EIR was presented to the Planning Commission, which independently reviewed and considered the Addendum, and the Planning Commission has exercised its independent judgment in making its recommended findings and determinations as set forth herein to the City Council.
 - b. Based on the evidence submitted and as demonstrated by the analysis and findings included in the Addendum, none of the conditions described in section 15162 of the CEQA Guidelines calling for preparation of a subsequent environmental impact report have occurred.
3. The 2023-2031 Dixon Housing Element is determined to:
 - a. Address all the requirements set forth in the State Planning Law, including without limitation, those requirements relating to Housing Elements set forth in Government Code section 65580 et seq.
 - b. Be internally consistent with the other elements of the Dixon General Plan 2040, and further the goals of the General Plan 2040.
 - c. Contain goals, policies, objectives, and programs to meet the local existing housing needs and the City's RHNA allocation for the 2023-2031 planning period.
4. Measure B, a voter-initiated growth control measure, and its implementing regulations are in conflict with State housing law and are unenforceable to the extent necessary to adopt a Housing Element in compliance with State Law. By separate Resolution, the Planning Commission recommended suspension of Measure B for the duration of the Housing Element Planning Period.
5. The proposed update to the Housing Element is consistent with the goals and intent of the General Plan. The proposed update clarifies, updates, and improves existing Housing Element policies and objectives and ensure internal consistency between the Housing Element and other elements of the Dixon General Plan 2040. The amendments ensure that the General Plan 2040 and the Housing Element comply with State Law, which is necessary to achieve General Plan policies and objectives for equal access to housing, access to

ATTACHMENT 2

transportation improvement funds, certification of the Housing Element, and mixed-use, transit-oriented housing opportunities.

6. The proposed update the Housing Element is in the public interest and will advance the general welfare of the community. Certain state and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria, and the proposed amendments will facilitate the City's ability to attract new grant funds to improve transportation, infrastructure, open space, and housing. The amendments will also advance the City's goals of producing housing types for all households and affordable housing opportunities in Dixon.
7. The Planning Commission hereby recommends that the City Council approve the 2023-2031 Dixon Housing Element, attached hereto as **Exhibit A**.

BE IT FURTHER RESOLVED, that the Community Development Director is directed to review the General Plan Housing Element, as adopted by this Resolution, as frequently as is appropriate pursuant to Government Code section 65588, but not less frequently than annually, to ensure the continued appropriateness of the Housing Element, and to report the results of such review to the City Council.

BE IT FURTHER RESOLVED, the Community Development Director, as directed by the City Council, is to transmit a copy of the Housing Element and a conformed copy of the final Resolution to HCD in compliance with Government Code section 65585.

ADOPTED at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 14th day of February 2023:

AYES:

NOES:

ABSENT:

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:

BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

Exhibit A

2023-2031 Dixon Housing Element

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DRAFT



Housing | City of Dixon Housing Element Update

2023-2031 HOUSING ELEMENT

HCD Submittal Draft | September 2022
Revised January 2023







Housing | City of Dixon Housing Element Update

2023-2031 HOUSING ELEMENT

HCD Submittal Draft | September 2022
Revised January 2023



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 200

Folsom, California 95630

t 916.245.7500

Table of Contents

KEY:

Red Tracked Changes
– in response to HCDs
informal comments,
12.14.22.

**Red Tracked Changes
with highlights** – in
response to HCDs
formal comment
letter, 12.21.22.

1. Introduction.....	1
Community Context.....	1
State Policy and Authorization	2
Housing Element Organization.....	3
General Plan Consistency	4
Regional Housing Need	4
2. Public Participation	6
Local Stakeholder Consultations	6
Study Sessions	7
Response to Input Received.....	7
Noticing of the Draft Housing Element.....	8
3. Review of Previous Housing Element	9
Progress Toward Meeting Quantifiable Objectives.....	9
Efforts to Address Special Housing Needs.....	10
Progress Toward Meeting Housing Element Programs.....	10
4. Housing Goals, Policies, and Programs	23
Housing and Neighborhood Conservation.....	23
Housing Production	25
Quantified Objectives	42
5. Sites Inventory and Analysis.....	43
Regional Housing Need	43
Availability of Land.....	44
Sites Identified in Previous Housing Element	44
Sites Appropriate for Lower-Income Housing	45
Realistic Capacity	45
Pending and Approved Projects.....	47
Sites Inventory	51
Financial Resources	55
Opportunities for Energy Conservation.....	59
6. Housing Constraints	61
Nongovernmental Constraints	61
Governmental Constraints	67

Tables

Table 1	Regional Housing Need, 2023–2031	5
Table 2	Regional Housing Needs Allocation Compared to Permits Issued, 2015–2022	9
Table 3	Review of Previous 2015-2023 Housing Element Programs	11
Table 4	Summary of Quantified Objectives	42
Table 5	Dixon’s Share of the Regional Housing Need, 2023–2031	44
Table 6	Realistic Capacity: Project Examples	45
Table 7	Current Available Sites	47
Table 8	Approved Projects	51
Table 9	Summary of Residential Capacity Compared to the 6th Cycle RHNA by Income Category	54
Table 10	Financial Resources for Housing Activities	55
Table 11	Interest Rates	66
Table 12	Residential Land Use Categories	68
Table 13	Specific Plan Residential Land Use Summary	69
Table 14	Residential Development Standards	71
Table 15	Parking Requirements	72
Table 16	Measure B and the 2023-2031 RHNA	75
Table 17	Housing Types Permitted by Zone District	76
Table 18	Single-Family and Multifamily Development Fees	82
Table 19	Summary of Development Fees by Square Foot: Residential Projects	83
Table 20	Development Review Time Frames	85

Figures

Figure 1	Regional Location	1
Figure 2	Available Sites and Approved Projects to Meet the RHNA	53
Figure 3	Housing Conditions Survey Results	89

1. INTRODUCTION

To plan for the development of adequate housing for everyone in a community, a housing element is prepared as a part of a city's general plan. This Housing Element specifically addresses housing needs and resources in Dixon. The Introduction provides a brief overview of Dixon and its housing issues, the purpose and content of the element, the public participation process undertaken to assist in the development of the element, and the Housing Element's relationship with the rest of the General Plan.

COMMUNITY CONTEXT

Dixon is in eastern Solano County, approximately 21 miles southwest of Sacramento and 65 miles east of San Francisco (see **Figure 1**). Since its incorporation in 1878, Dixon has grown from a small town of about 300 residents to a community of approximately 20,000. Much of this growth has occurred since the 1950s, and Dixon's population has continued to grow as more and more families have been attracted to the city's location and rural small-town character.

Though more businesses have located in the city, Dixon remains a community with rich agricultural roots. Unlike much of the rest of the northern Bay Area, Dixon has flat terrain and climate similar to that of the Central Valley. Dixon is home to the annual Lambtown Festival as well as the May Fair, one of the oldest state fairs in California.

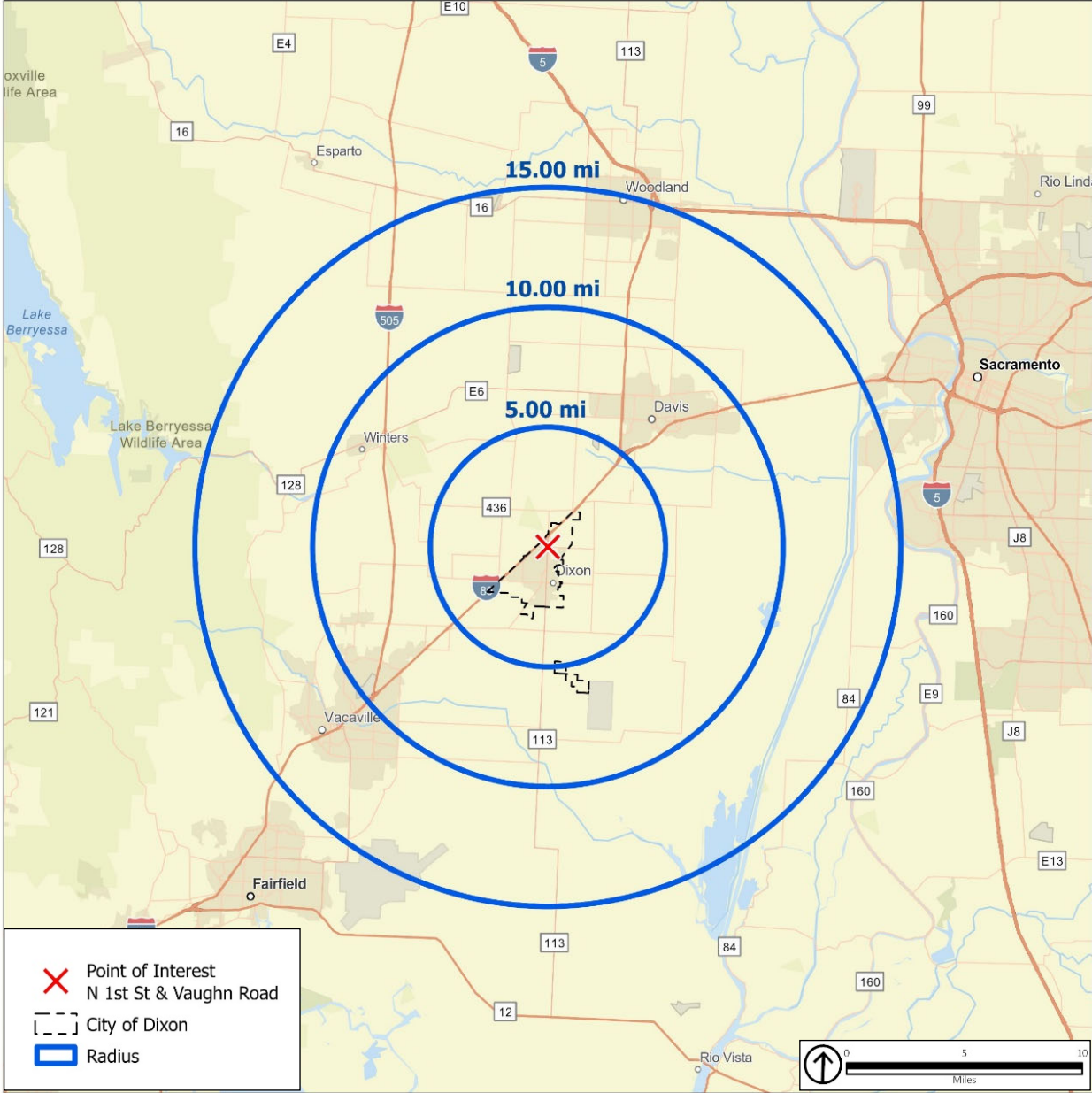
Dixon is primarily a residential community, with much of its developed land occupied by housing. The predominant housing type is single-family homes, representing 81.4 percent of the housing stock. Multifamily developments, including apartment and condominium complexes, comprise 18.0 percent of the dwelling units, with the remaining 0.7 percent being mobile homes. As is the case in many communities throughout the region, housing costs in Dixon have increased over the last year. The median price of a single-family home sold in Dixon in 2021 was \$596,500, a 14.6 percent average annual increase since 2013.

Much of the housing in Dixon has been built in the last 30 years and is in relatively good condition. However, a recent study of the city's housing stock indicates that some homes, particularly those in parts of the former redevelopment area¹, are older and have a need for repairs and maintenance. The City promotes home improvement through its code enforcement activities and plans to continue its Housing Rehabilitation Program, as funding is available. Continued City efforts are important to help maintain and improve Dixon's housing.

According to projections by the Association of Bay Area Governments (ABAG), of the counties in the ABAG region, Solano County is expected to have the largest percentage increase in jobs over the next 30 years. In addition, growth in both the Sacramento area and throughout Solano County is expected to impact the local housing market.

¹ [Redevelopment areas were established under the following requirements: the area must be predominately urban, seriously blighted, and dependent upon redevelopment to cure the conditions of blight.](#)

FIGURE 1: REGIONAL LOCATION



Source: Solano County, City of Dixon, 2022

STATE POLICY AND AUTHORIZATION

The California Legislature has declared that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. Recognizing the important role of local government in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and all the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional housing needs assessment and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the City will implement and/or facilitate to solve our identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The element covers an eight-year time frame and replaces a Housing Element adopted in April 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

HOUSING ELEMENT ORGANIZATION

The Housing Element of the General Plan has two purposes: (1) to provide an assessment of both current and future housing needs and constraints in meeting these needs; and (2) to provide a housing strategy with goals, policies, and programs that address the identified needs.

The City of Dixon prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly differently than the last Housing Element. Sections of the Housing Element were prepared on a regional level and other were focused solely on Dixon. The following sections describe the organization of the sections of the Housing Element.

Section 1 – Introduction: This section provides information on the State of California’s requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2 – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 3 – Goals, Policies, and Actions: This section sets forth the City’s goals, policies, and actions that are designed to address the housing needs in Dixon. Based on the findings of all of the previous sections, the Goals, Policies, and Actions section identifies actions the City will take to meet local housing goals, quantified objectives, and address the housing needs in Dixon.

Section 4 – Housing Resources and Opportunities: This section describes the City’s housing resources as well as the City’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City.

Section 5 – Governmental and Nongovernmental Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in Dixon. This includes the City’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes.

The Appendices to the Housing Element are as follows:

Appendix 1 – Regional Housing Element Public Outreach: Describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Appendix 2 – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix 3 – Regional Fair Housing Assessment: Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

GENERAL PLAN CONSISTENCY

The Dixon General Plan 2040 was adopted in May 2021, and the Housing Element has been reviewed for consistency with other General Plan Elements. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, once the comprehensive update is complete and when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022, the City is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research.

REGIONAL HOUSING NEED

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. Councils of Governments (COG), including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. As part of this process Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction, including Dixon. Solano County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County of which 416 were allocated to the City of Dixon, as shown in **Table 1**.

Dixon is required to plan for ~~175-416~~ units during the 2023–2031 planning period at certain densities—~~113-175~~ units must be affordable to lower-income (extremely low, very low-, and low-income) households, 62 must be affordable to moderate-income households, and 179 for above-moderate income households.

TABLE 1: REGIONAL HOUSING NEED, 2023–2031

Income Category	Allocation
Very Low*	113
Low	62
Moderate	62
Above Moderate	179
Total	416

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

**It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category.*

2. PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

To meet the requirements of state law, the City of Dixon completed the public outreach at both the local level and as part of the regional Solano County Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Planning Commission and City Council Study Sessions
- Planning Commission and City Council Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix 1 – Regional Housing Element Public Outreach**.

For all public meetings, the City offers translation [and reasonable accommodation](#) services by request. Information on how to request this service is available on the City’s website and is included on meeting agendas. The City also has assisted living devices available to be checked out for public meetings to increase audio.

LOCAL STAKEHOLDER CONSULTATIONS

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders that represent different socioeconomic groups.

From December 2021 through February 2022, staff reached out to two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Additional feedback was received from seven regional organizations that serve Dixon residents. Representatives from the following organizations were interviewed as part of local efforts:

- Dixon Family Services, February 7, 2022

- Dixon Migrant Labor Center, February 16, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

Consultations with Dixon Family Services and Dixon Migrant Labor Center identified a shortage of affordable housing as a major concern, as well as the high cost of housing in general. Paired with a shortage of rental housing, farmworker housing, and the conditions of farmworker and older housing, these present barriers for many households, though particularly those with lower incomes. Additionally, stakeholders identified a shortage of accessible units for seniors and persons with disabilities. These populations, and farmworkers, have special housing needs that, according to stakeholders, struggle to be met by the existing housing supply in Dixon. One stakeholder also expressed a need for better traffic management in response to residential growth and was concerned about the capacity of public services to meet growing demand. In response to these concerns, stakeholders identified a need for additional funding to support rehabilitation efforts, expanded services (i.e., shopping, transit) for residents as the city continues to grow, and prioritization of affordable development or other mechanisms to increase housing opportunities for lower-income households, such as through Section 8 mobility programs.

The city also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early on in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The City has included specific polices to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

STUDY SESSIONS

On March 8, 2022, the City held a virtual study session for the Planning Commission to introduce the 2023-2031 Housing Element update and to review new state laws. A meeting was also held with the City Council in person, on March 15, 2022. The public was invited to attend and participate in both study sessions. At each meeting, staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs in Dixon. No comments or questions were received during either study session.

RESPONSE TO INPUT RECEIVED

The City received ongoing public comments during the drafting of the Housing Element. Public comments included the following:

- Request for additional information on sites, particularly Phase 2B of the Homestead project.
- Noting the need to complete HCD's electronic sites inventory form.

- Request to remove small sites identified for lower-income RHNA.
- Request to identify specific locations and site information suitable for agricultural employee housing, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and mobile home parks.
- Request for continued information on the Housing Element update process.
- Concerns about the public outreach process. Specially, the lack of outreach to local neighborhood groups and inaccessible agenda items on City's website-
- Concerns about permitting affordable housing and ADUs in Old Town Dixon.

All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

Revisions included addition of information in the analysis of the Homestead project, addition of information to the sites inventory table, addition of information to the small sites analysis, and revised programs to ensure ongoing outreach to meet all segments of the community.

NOTICING OF THE DRAFT HOUSING ELEMENT

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from August 12, 2022 to September 11, 2022. Public comments were received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on September 27, 2022. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

According to California Government Code Section 65588, Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.

PROGRESS TOWARD MEETING QUANTIFIABLE OBJECTIVES

The 2015–2023 RHNA prepared by ABAG allocated 197 housing units that the City needed to plan for during the planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table 2** compares the 5th Cycle RHNA to the building permits issued during 2015 to 2021. The City issued permits for a total of 670 units, exceeding the RHNA allocation for low-, moderate-, and above moderate-income housing.

TABLE 2: REGIONAL HOUSING NEEDS ALLOCATION COMPARED TO PERMITS ISSUED, 2015–2021

Income Category	2015–2022 RHNA	2015–2021 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	50	0	0%
Low	24	98	408% 50%
Moderate	30	145	483% 74%
Above Moderate	93	427	459% 217%
Total	197	670	340%

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, July 2013; City of Dixon, June 2022.

EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 3**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments are highlighted below:

- Two projects were developed to assist seniors, including a 44-unit senior development in 2017 and a 54-unit senior development in 2016.
- The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards. The project was also assisted with funds in the form of a low-interest loan for development of the project.
- The City amended the Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- The City rezoned a total of 10.7 acres to RM-4, which allows densities between 22 and 29 units per acre to ensure sufficient capacity to meet the lower income RHNA.

PROGRESS TOWARD MEETING HOUSING ELEMENT PROGRAMS

Table 3 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in **Section 4, Goals, Policies, and Programs**.

TABLE 3: REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action
<p>Program 1.1.1 - Housing Rehabilitation.</p> <p>The City’s Housing Rehabilitation Program provides low-interest loans of up to \$10,000 to assist lower-income families. The loans are available to owner-occupants as well as to owners of rental property. There are no application fees for the loans, and interest rates are as low as 2 percent. The City will continue to use Community Development Block Grants, when available, to fund the City’s Housing Rehabilitation Program.</p>	<p>The City’s Housing Rehabilitation Program did not provide any loans in the 5th cycle. The City does have Program Income in both CDBG and HOME accounts, but there are currently no active programs to utilize the available funding. The City plans to work with HCD to activate the housing rehabilitation program.</p>	<p>Modify. New Program 1.1.1</p>
<p>Program 1.2.1 - Code Enforcement.</p> <p>The City’s Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement and Building Division staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.</p>	<p>During the 5th planning period, the City maintained a full-time code enforcement officer and a building inspector to manage and ensure all building codes were up to date. The City will revise this program to include quantifiable objectives for rehabilitation and tie the program to geographic areas in most need of rehabilitation.</p>	<p>Modify. New Program 1.2.1</p>
<p>Program 2.1.1 - Condominium Conversion Ordinance.</p> <p>Both ownership and rental housing are an essential part of any community’s housing stock. The conversion of existing apartment complexes to condominiums can reduce the supply of available rental units, an important housing option for lower income working families and individuals. An ordinance that outlines specific requirements and/or criteria for the conversion of rental units to condominiums or cooperative housing projects can ensure that rental households are not adversely affected by the conversion of apartment complexes.</p>	<p>The existing Condominium Conversion Ordinance has not been adopted. Interest in condo conversions is low, and the majority of the housing stock in Dixon is single-family detached.</p>	<p>Delete.</p>
<p>Program 2.2.1 - Preservation of Units.</p> <p>State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will continue to monitor the status of affordable housing projects, in particular the 65</p>	<p>The City will continue to monitor the status of the 65 units at risk. As their funding sources near expiration, the City will work with the owners and other agencies to consider options to preserve such units.</p>	<p>Modify. New Program 2.2.1</p>

Program	Implementation Status	Action
<p>units at risk within ten years of the beginning of the planning period. As their funding sources near expiration, the City will work with the owners and other agencies to consider options to preserve such units. Notice tenants of at-risk units about available resources.</p>		
<p>Program 3.1.1 - Utilize Exemptions Under Measure B. Measure B allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet Dixon’s share of the regional housing needs. Before the dissolution of Redevelopment Measure B exempted all development in the Redevelopment Area from both the 3 percent annual increase cap and the 80/20 (80 percent single-family/20 percent multi-family) housing mix. The City is working on updates to the Measure B ordinance to delete all references to Redevelopment Areas being exempt. With the exemption gone, any future development within the Redevelopment Area would need the Council to allocate the project Measure B residential allotments.</p>	<p>During the 5th cycle, the City continued to evaluate and determine what units above capacity should be granted exemption. As of 2021, the interest in additional housing is mostly in areas outside the former Redevelopment Areas. No updates or changes have been made to the Measure B ordinance to delete references to RDA being exempt.</p>	<p>Modify. Combine with Programs 3.1.1, 3.3.1, and 5.2.1. New Program 3.1.1</p>
<p>Program 3.2.1 - Land Inventory Program. Dixon has a limited supply of vacant land zoned for residential use. Additional land may be needed in order to address Dixon’s share of the regional housing need. The City initiated a comprehensive review of available sites within Dixon’s boundaries that may be suitable for housing development. The City will continue to conduct annual reviews of available residential land to determine if rezoning, increased density, or additional land is necessary within the city limits or whether land should be made available through annexations from the City’s Sphere of Influence to address the City’s housing needs or if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.</p>	<p>The City continues to review the available sites within Dixon’s boundaries. Although no formal inventory is completed the Housing element is up to date. No land was annexed during the 5th cycle planning period. The General Plan 2040 was adopted in 2021 and the City is currently doing a comprehensive zoning ordinance update. Prior to the GP update, the city only had a limited amount of area that was allowed for mixed use. As part of the General Plan, two new mixed land use designations were created—Corridor Mixed Use and Campus Mixed Use. These were in addition to the existing downtown mixed use. As part of the zoning update, the City will create zoning designations and rezone property to meet the new zoning designation to match the general plan.</p>	<p>Modify. New Program 3.2.1</p>

Program	Implementation Status	Action
<p>Program 3.3.1 - Housing Diversity.</p> <p>A diversity of housing types is important in order to provide a greater range of housing choice and to address the housing needs of all community members. The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type.</p>	<p>The City continues to evaluate projects that include more than one housing type. During the 5th planning period, the interest in additional housing throughout the city was mostly in areas outside the former RDA.</p>	<p>Modify. Combine with Programs 3.1.1 and 5.2.1.</p> <p>New Program 3.1.1</p>
<p>Program 3.3.2 - Custom Home Requirement.</p> <p>Create a broad range of options available throughout the city that will result in the production of housing available to all income levels, including single-family subdivisions where 5 percent of the units are dedicated to the development of custom homes.</p>	<p>This program has not been implemented with the current housing developments in the 3 major subdivisions that are being built in 2021. The City relied on other programs to increase the production of housing to all income levels, such as the density bonus program to build the Dixon Street Senior apartments.</p>	<p>Delete.</p>
<p>Program 3.3.3 - Residential Development Requirements.</p> <p>Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.</p>	<p>The City has continued to implement this policy for residential development standards. During the 5th planning period, the City developed a few new projects that meet the 50-acre area. There are three subdivisions currently (2021) being developed. These are older subdivisions that were originally entitled in the early 2000s. These subdivisions are now being built but predated this requirement. Larger subdivisions moving forward would need to comply with the objectives of this program.</p>	<p>Modify.</p> <p>New Program 3.3.1</p>
<p>Program 4.1.1 - Provide Incentives for Special Needs Housing.</p> <p>The city has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include density bonuses, modification of development standards, and development fee offsets. The City has provided incentives in the past to facilitate special needs housing. The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards, and the project was provided with financial assistance in the form of a low-interest loan for development of the project. The City</p>	<p>During the 5th planning period two projects benefited from this program, including Heritage Commons (Phase 3), a 44-unit senior/special needs housing development, in 2017 and Heritage Commons (Phase 2), a 54-unit senior/special needs housing development, in 2016.</p> <p>The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards. The project was also assisted with funds</p>	<p>Modify. Combine with Programs 4.1.2, 4.1.8, 5.3.3, and 6.1.1.</p> <p>New Program 5.3.1</p>

Program	Implementation Status	Action
<p>will also participate in special needs housing projects of various types by providing gap financing or assisting with on- and off-site improvements, such as bus access for senior housing. The City will pursue grants, such as HOME matching grants, Community Development Block Grant, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special needs housing of all types. The City will continue to encourage housing development for special needs groups through the provision of density bonuses, regulatory incentives, and/or financial assistance.</p>	<p>in the form of a low-interest loan for development of the project.</p>	
<p>Program 4.1.2 - Senior Housing Program.</p> <p>Periodically conduct demographic studies to predict the need for housing and care of senior citizens. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.</p> <ol style="list-style-type: none"> 1. Develop a priority list for senior housing in order to ensure that housing targeted for seniors is appropriately designed. 2. Provide incentives to builders to provide housing and care choices for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding). 	<p>The City continues to encourage the development of senior housing. During the 5th planning period the City assisted senior renters between 2016 and 2017 by building 98 units for senior and special needs housing</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.8, 5.3.3, and 6.1.1.</p> <p>New Program 5.3.1</p>
<p>Program 4.1.3 - Residential Care Facilities</p> <p>To fully comply with SB 520, the City will amend the Zoning Ordinance to update the definition of family to eliminate the limit on number of persons in a family.</p>	<p>The City is currently updating its Zoning Ordinance, and this will be addressed as a part of the update. The Zoning Ordinance is planned for adoption in 2023.</p>	<p>Modify. Combine Programs 4.1.6 and 4.1.7.</p> <p>New Program 4.1.3</p>
<p>Program 4.1.4 - Encourage Housing for Persons with Disabilities</p> <p>The City will continue to make the brochure on universal design, resources for design, and compliance with City requirements available and distribute the brochure to developers and to community organizations serving individuals with disabilities. The brochure will be updated on a regular basis.</p>	<p>The City encourages housing for persons with disabilities. The City distributes brochures to developers and community organizations serving individuals with disabilities.</p>	<p>Modify. Combine with Program 4.1.5.</p> <p>New Program 4.1.2</p>

Program	Implementation Status	Action
<p>Program 4.1.5 - Reasonable Accommodation</p> <p>The City will develop and formalize a general process that a person with physical and developmental disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City’s website.</p>	<p>The City promotes reasonable accommodation by providing appropriate information and issuing building permits for individuals with disabilities but does not have a formal process.</p>	<p>Modify. Combine with Program 4.1.4. New Program 4.1.2</p>
<p>Program 4.1.6 - Zoning Ordinance Amendment.</p> <p>Amend the City’s Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses subject to only the same restrictions on residential uses contained in the same type of structure</p>	<p>During the 5th planning period the City completed Ordinance 13-008 allowing transitional and supportive housing in all zones and being subjected to the same restrictions on residential uses.</p>	<p>Modify. Combine Programs 4.1.3 and 4.1.7. New Program 4.1.3</p>
<p>Program 4.1.7 - Employee Housing Act.</p> <p>Amend the City’s Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p>	<p>To ensure the zoning code was in compliance with the state Employee Housing Act, the City amended the code to:</p> <ul style="list-style-type: none"> (1) Treat employee housing that serves six or fewer persons as a single-family structure with the definition of family needing a minor amendment. (2) Permit employee housing of six or fewer persons the same manner as other single-family structures of the same type in the same zone. <p>Likewise, the Zoning Ordinance was amended to allow employee housing without a limit on number.</p>	<p>Modify. Combine Programs 4.1.3 and 4.1.6. New Program 4.1.3</p>

Program	Implementation Status	Action
<p>Program 4.1.8 - Special Needs Housing, Including for Those with Developmental Disabilities.</p> <p>The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities and, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others' applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.</p>	<p>The City continues to encourage the production of housing for households with special needs. The City approved Heritage Commons Phases 2 and 3, a 54-unit and 44-unit complex for the elderly.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.2, 5.3.3, and 6.1.1.</p> <p>New Program 4.1.1</p>
<p>Program 4.1.9 - Adopt Density Bonus Ordinance.</p> <p>The City will adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.</p>	<p>During the 5th planning period the City adopted a Density Bonus ordinance as per chapter 18.20A.</p>	<p>Modify.</p> <p>New Program 4.1.4</p>
<p>Program 5.2.1 - Affordable Housing Allotment.</p> <p>The City adopted an updated implementation ordinance for Measure B in April 2002, which allocates all unused housing allotments at the end of each five-year period to be used solely for affordable housing with City Council approval. As part of the implementation program for Measure B, the City will provide allocations for the development of affordable housing.</p>	<p>The City continues to encourage affordable housing by allocating unused housing allotments at the end of each five-year period through Measure B.</p>	<p>Modify. Combine with Programs 3.1.1 and 3.3.1.</p> <p>New Program 3.1.</p>

<p>Program 5.3.1 - Program to Rezone Sites.</p> <p>The City made substantial progress toward rezoning sites and approving projects to address the 250-unit Regional Housing Need Allocation (RHNA) shortfall from the 4th cycle Housing Element as shown in Table IV 2 of the Resources section of the Housing Element. After taking these efforts into account, a shortfall of 16 units affordable to lower-income households remains for the 4th cycle. In order to accommodate the 16 remaining units, redesignation and rezoning of the Southwest Affordable Housing site is proposed. The two parcels that make up the site total 10.7 acres and are currently designated MDH and zoned RM-2. An affordable housing project for 131 units has been approved on a portion of the site. In order to accommodate the densities allowed under the project, the site will need to be rezoned to RM-4, which allows densities between 22 and 29 units per acre, densities feasible to facilitate development of housing affordable to lower-income households in Dixon. A General Plan Amendment will also be required for the site to redesignate it to HD allowing 21.78 to 29.04 units per acre. Although a project has been approved on the site, building permits have not been approved and the project is not currently moving forward. This program proposes to redesignate/rezone the entire 10.7 acres; the City estimates that the site has a realistic capacity of 231 units (131 of these units have already been approved as part of the approved project as described above). The HD designation/RM-4 zoning will have a minimum allowed density of 21.78 units per acre with a maximum of 29.04 units per acre and allows residential uses only. This program will be implemented within one year of the beginning of the 5th cycle planning period or January 31, 2016.</p> <p>The City will monitor compliance with Dixon’s share of the regional housing need. Within one year of adoption of the Housing Element, the City will undertake steps to ensure that adequate sites are available to meet the City’s share of the regional housing need by rezoning of land for multi-family development and/or increasing the density of sites. The site proposed for rezoning permits owner-occupied and rental multi-family developments by right and does not require a conditional use permit, planned development permit, or any other discretionary review.</p>	<p>In 2016, the city achieved rezoning sites from the 4th cycle shortfall by adopting Ordinance 16-066 in May 2016 to amend the Specific Plan to rezone approximately 10.7 acres to RM-4 Multiple Family rezoning.</p>	<p>Delete. This program was completed</p>
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Program	Implementation Status	Action
<p>Program 5.3.2 - Large Lot Subdivision.</p> <p>If the approved multi-family residential project moves forward on the Southwest Affordable Housing site during the planning period (discussed in Program 5.3.1 above) or any additional projects are proposed on the site, the City will work to facilitate and streamline the subdivision of the 10.7 acre site. The City will prioritize the subdivision of the site when a project comes forward.</p>	<p>By passing Resolution 16-057, the City facilitated a multifamily residential project on the Southwest Affordable Housing site.</p>	<p>Delete. This program was completed.</p>
<p>Program 5.3.3 - Extremely Low-Income Households.</p> <p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SROs) units in the CD zoning district which are often more affordable to those with extremely low-incomes. To further support the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units, the City will continue to seek and pursue state and federal funds and/or offer financial incentives or regulatory concessions. The City will seek funds annually or as funding becomes available.</p>	<p>The City continues to support the needs of extremely low-income households in need of housing by permitting single-room occupancy (SRO) units in the CD zoning district. The City continues to seek funds to support the development and rehabilitation of SROs, supportive, and family units.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.1 and 4.1.8.</p> <p>New Program 5.3.1</p>
<p>Program 5.4.1 - Affordable Housing Development Assistance.</p> <p>The provision of affordable housing and the implementation of other programs to support this type of development depend on the availability of housing funding from county, state, federal, and local sources. As discussed in Section IV, Housing Resources, a number of programs offered by state and federal agencies provide direct subsidies, mortgage insurance, or low-interest loans to nonprofit developers. Many of these programs offer:</p> <ul style="list-style-type: none"> • Technical assistance grants for project feasibility and development <ul style="list-style-type: none"> ○ Subsidies for shared housing for: <ul style="list-style-type: none"> - Shared housing for seniors - Congregate housing 	<p>The City was not awarded grant funding during the 2015-2023 planning period for affordable housing development assistance. However, the City continues to increase its competitiveness for grants by identifying City resources to match grants for federal and state programs, and coordinating with local service providers regarding state grants to assist affordable housing development.</p>	<p>Modify.</p> <p>New Program 5.4.1</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> - Farmworker housing - Senior housing - Self-help housing - Transitional housing - Housing for other special needs populations • Mobile home park purchases and rehabilitation • Project loans and loan insurance for single-family and multi-family housing construction/rehabilitation <p>The City is increasing and will continue to increase its competitiveness for these grants through such actions as preparing and adopting a Housing Element meeting state laws, identifying City resources to be used as matching grants for federal and state programs, and coordinating with local service providers regarding state grant opportunities</p>		
<p>Program 5.4.2 - Section 8 Rental Assistance.</p> <p>The Housing Choice Voucher or Section 8 rental assistance program provides rental subsidies to very low-income households, including seniors, families, and persons with disabilities. Through the Section 8 program, a person or family can receive a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). Households with Section 8 vouchers can live wherever landlords accept the vouchers. The voucher enables a household to choose rental housing that may be in excess of the FMR so long as the household pays the extra cost.</p> <p>The Housing Authority of the City of Vacaville administers the Section 8 program for Dixon. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Section 8 program.</p>	<p>The Solano County Housing Authority, which is administered by the City of Vacaville Housing Department, has access to a total of 368 Section 8 vouchers. These are distributed to Dixon, a few small Solano communities such as Rio Vista and unincorporated areas based on availability. There are no properties designated as Section 8. Landlords must agree to participate in the program and are paid market rate for their properties. Currently, there are 150 active Section 8 vouchers in the city.</p>	<p>Continue. New Program 5.4.2</p>

Program	Implementation Status	Action
<p>Program 5.6.1 - Large Family Unit Development.</p> <p>Work closely with private and nonprofit developers of new multi-family housing to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects.</p>	<p>The City continued to encourage the development of large-family units; projects under construction, such as Southwest Dixon, offer an opportunity to encourage the inclusion of three- and four-bedroom units in affordable rental projects.</p>	<p>Continue.</p> <p>New Program 5.6.1</p>
<p>Program 6.1.1 - Regulatory Incentives and Financial Assistance.</p> <p>Regulatory incentives and financial assistance can be used in the development of projects that address local housing needs. The City can assist with the development of quality affordable housing by offering regulatory and/or financial incentives. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or financial assistance with available state or federal funding sources. The assistance includes the City's First-Time Homebuyer Program through which the City provides assistance to low-income households that are planning to purchase their first home. The program provides a deferred low-interest loan of up to 25 percent of the appraised value to assist with down payment and closing costs. Refer to Section IV of this Housing Element for some details about funding sources</p>	<p>During the 5th planning period the City assisted one household in 2017 with one loan. The City continues to assist first-time homebuyers by offering financial assistance through the City's First-Time Homebuyer Program. Additionally, regulatory and financial incentives continue to be provided with the availability of state and federal funds. However, due to market conditions, it is difficult for eligible lower-income households to qualify for these programs while paying no more than 30 percent of their income on housing-related costs.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.2, and 5.3.3.</p> <p>New Program 4.1.1</p>
<p>Program 6.1.2 - Planning Fee Review.</p> <p>High development fees can add to the cost of housing and act as a constraint to development in a community. Planning fees should be commensurate with the cost to provide infrastructure and services needed to support growth. Periodic annual review of planning fees can help ensure that planning fees correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately</p>	<p>During the 5th planning period the City adopted new planning fees to finance infrastructure and services needed to support growth.</p>	<p>Continue.</p> <p>New Program 6.1.2</p>
<p>Program 6.2.1 - Streamline Processing. The City will help to streamline the permit processing procedure for affordable housing projects by offering simultaneous department application reviews and assistance with applying for funding sources</p>	<p>The City continued the streamlined process for affordable housing projects by assisting with fund applications and simultaneous department review processes.</p>	<p>Modify.</p> <p>New Program 6.2.1</p>

Program	Implementation Status	Action
<p>Program 6.3.1 - Planned Development District. The Planned Development (PD) district offers developers greater flexibility than in conventional zone districts. The PD district enables developers to provide a greater range of housing units that can accommodate a variety of needs. Both Southwest Dixon and Valley Glen used this zoning district to include several different housing types such as apartments, townhomes, and attached single-family units, as well as detached single-family homes on larger lots. The City will continue to use this district to offer residents greater housing choice.</p>	<p>The City has continued to use the PUD district to provide a diversity of housing options to accommodate a variety of income needs. The development of Southwest Dixon and Valley Glen are examples of the opportunities the PUD districts can provide for future housing capacity.</p>	<p>Delete.</p>
<p>Program 7.2.1 - Fair Housing Program.</p> <p>Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.</p> <p>Support the enforcement of the fair housing laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing opportunity. Due to limited funding, the City does not contract directly with a local fair housing service provider. However, the City refers discrimination cases to HUD, to the Department of Fair Employment and Housing, and to Legal Services of Northern California's fair housing hotline. The City will further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as well as referrals to the local fair housing hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City's website.</p>	<p>During the 5th planning period the City promoted fair housing by referring discrimination cases to HUD, to the Department of Fair Employment and Housing, and to Legal Services of Northern California's fair housing hotline. The City furthered fair housing practices in the community by publicizing information on fair housing on the City's website, fair housing flyers, and making referrals to the local fair housing hotline.</p>	<p>Modify. New Program 7.2.1</p>

Program	Implementation Status	Action
<p>Program 7.2.2 - Citizen Participation.</p> <p>Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. The City will continue to engage the public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information. The City will also convene a housing committee to provide housing specific input on a regular basis.</p>	<p>During the planning period the City continued to provide opportunities for community engagement and provided information on housing issues to the public. As part of the General Plan update, the City convened a housing committee that provided public input as a part of the update process.</p>	<p>Continue. New Program 7.2.2</p>
<p>Program 8.1.2 - Energy Efficiency Improvements.</p> <p>Minor improvements, such as weatherization, insulation installation, and other energy conservation retrofitting measures, can help lower overall housing costs. This can be especially helpful to lower-income households by enabling them to reduce their utility payments. The City’s Housing Rehabilitation Program along with the Safe at Home program and the Tax Increment Housing Set-Aside program provide low interest loans to low-income households for such energy efficiency improvements. Furthermore, PG&E also offers several programs, such as the Low Income Home Energy Assistance Program (LIHEAP), which provides free weatherization services and a list of participating contractors to assist low-income households. The City will continue to assist low-income households with energy efficiency improvements through its Housing Rehabilitation Program and will provide information about PG&E’s weatherization services programs.</p>	<p>The City continues to maximize energy efficiency by providing measures and home improvement tips that can help reduce costs. The City provide information on the following state programs to aid households in energy efficiency home improvements:</p> <ul style="list-style-type: none"> • Rehabilitation program • Safe at Home program • Tax Increment Housing Set-Aside program <p>In addition, PG&E continues to offer various programs to assist low-income households such as Low-Income Home Energy Assistance Program (LIHEAP).</p>	<p>Continue. New Program 8.1.1</p>

4. HOUSING GOALS, POLICIES, AND PROGRAMS

The goals and policies set forth in this section of the Housing Element are designed to address the identified housing needs in the city.

The City's plan for addressing its identified housing needs is outlined in the following areas:

- Housing and Neighborhood Conservation
- Housing Production
- Special-Needs Housing
- Housing Affordability
- Governmental Constraints
- Promotion of Equal Housing Opportunity
- Energy Conservation
- Quantified Objectives

The following goals and policies are designed to provide for the preservation, production, maintenance, and improvement of housing in Dixon.

HOUSING AND NEIGHBORHOOD CONSERVATION

Housing and neighborhood conservation are important to maintaining and improving the quality of the housing stock. While much of the housing in the city is relatively new, about 5 percent of the housing is considered to need repair, particularly the older housing stock near the downtown. The City will continue its efforts to improve the housing condition through its Housing Rehabilitation Program and code enforcement efforts. The policies listed here address the issue of housing and neighborhood conservation.

GOAL 1: Maintain and improve the quality of the existing housing stock and residential neighborhoods.

Policy 1.1: Assist owners of rental properties and low-income homeowners, to the extent that resources are available, in maintaining and improving residential properties through the City's Housing Rehabilitation Program.

Program 1.1.1 Housing Rehabilitation. The City will work with HCD to continue to use available program income to fund the City's Housing Rehabilitation Program. The City will also apply and use Community Development Block Grants and Home Program funds, when available and will update the City's website to make information on this program easily accessible. Additionally, the City will produce printed informational materials for this program to be made available at City Hall and other public locations identifying eligibility requirements and qualifying uses, including replacement of lead-based paint.

In addition to providing rehabilitation assistance for property owners of individual homes, the City will work with the Dixon Farm Labor Center to identify funding sources and will apply, or support applications for, appropriate funding to rehabilitate the center.

Eight-Year Objective: Provide loans to rehabilitate five households annually to facilitate place-based revitalization. Advertise the program on the City website and provide information at public counters. The City will target marketing of rehabilitation assistance through annual mailers to neighborhoods with the greatest need and lower median incomes, including the Dixon Northwest Park and Northwest Central Dixon neighborhoods, as identified in the housing conditions survey.

Responsible Agency: Community Development Department

Time Frame: Make information easily available on the City's website by June 2023, print materials and make available at public facilities by August 2023, send notices of available resources at least annually to targeted neighborhoods.

Funding: CDBG

Policy 1.2: Concentrate rehabilitation assistance and code enforcement efforts in areas of the city with a concentration of older and/or substandard residential structures.

Program 1.2.1 Code Enforcement. The City will continue to use Code Enforcement and Building Division staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Eight-Year Objective: Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of City codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households. The City plans to broaden the rehabilitation program, targeting specific areas of the community based on criteria that the City develops, including age, code violations, visual assessment, Government Code health and safety concerns, and findings of the 2022 Housing Conditions Survey.

Responsible Agency: Code Enforcement and Building Division

Time Frame: Make informational materials available by July 2023 to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.

Funding: General Fund

GOAL 2: Protect and conserve the existing housing stock in Dixon.

Policy 2.1: Develop criteria for the conversion of rental units to condominiums.

Policy 2.2: Work to preserve affordable housing developments that may be at risk of converting to market rate.

Program 2.2.1 Preservation of At-Risk Housing Units. As of July 2022, the City has six publicly assisted affordable projects at risk of converting to market rate in the next 10 years. The City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Eight-Year Objective: Preserve at least six lower-income units as funding expires to reduce displacement risk.

Responsible Agency: Community Development Department

Time Frame: Annually monitor units at risk of converting; coordinate noticing as required per California law.

Funding: General Fund

HOUSING PRODUCTION

The Regional Housing Need Plan (RHNP) identifies the need for a variety of housing types at a range of prices and rents to accommodate existing and future housing needs resulting from local and regional growth. Housing diversity is important to ensure that all households, regardless of income level, age, and household type, have the opportunity to find housing suited to their needs and lifestyle. The following goal, policies, and programs identify the City's efforts to encourage the development of housing.

GOAL 3: Encourage a diversity of housing types that will meet a range of needs for all economic groups in Dixon.

Policy 3.1: Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

Policy 3.2: Support development of multifamily housing, particularly as part of mixed-use projects, through appropriate land use designations and zoning districts.

Program 3.1.1 **Implementation of Measure B.** The City will prohibit enforcement of Measure B through the 6th cycle planning period (January 31, 2023 through January 31, 2031), consistent with SB 330, which prohibits certain limits on the number of building permits that a jurisdiction will issue (see the Housing Constraints section for more information) and will evaluate repealing the policy on a more permanent basis.

The City will implement the following aspects of Measure B to promote a variety of housing types and ensure that development does not exceed the City's capacity to provide infrastructure and necessary public services to new residents:

- The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type, particularly those in high resource areas.
- The City will allocate all unused housing allotments at the end of each five-year period to be used solely for affordable housing with City Council approval.
- The City will update the Measure B ordinance to delete all references to exemptions from the 3 percent threshold in the Redevelopment Areas.

Eight-Year Objective: Continue to implement existing exemptions that are part of Measure B. Annually review progress in meeting the regional housing needs and determine whether increased number of units above the 3 percent cap should be granted. Prohibit enforcement of Measure B and evaluate permanent repeal prior to the end of the planning period.

Responsible Agency: Community Development Department

Time Frame: Prohibit enforcement of Measure B for the 6th cycle planning period (January 31, 2023 – January 31, 2031), effective with adoption of the Housing Element. Evaluate permanent repeal by January 2030, repeal by January 31, 2030, if identified as a constraint and/or if SB 330 has been extended. Update the Measure B ordinance by December 2023; allocate unused allotments in 2027 at the end of the five-year period; assign priority annually as projects are received.

Policy 3.2: Provide for an adequate supply of developable residential land within the city limits as well as through the annexation of land in the city's sphere of influence when necessary and appropriate.

Program 3.2.1 **Adequate Sites for Housing.** The City will monitor the sites inventory annually, and as projects are processed through the Community Development, to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers. Should the City fall into a no-net-loss situation, within 180 days, the City will identify a replacement site to ensure the remaining RHNA is being met.

Responsible Agency: Community Development Department

Time Frame: Annually monitor as projects are processed.

Funding: General Fund

Policy 3.3: Encourage a variety of housing types, including both rental and ownership housing and new for-sale and rental housing units that will provide a choice of housing type, density, and cost.

Program 3.3.1: Large Sites. To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include housing units for all income levels. The City will consider adopting regulations for development of high-density residential on large sites that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment.

To ensure the program is successful, the City will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.

Eight-Year Objective: 100 above moderate units, 50 moderate units, 100 lower income units in areas of high opportunity.

Responsible Agency: Community Development Department

Time Frame: Ongoing, as projects are processed through the Community Development Department.

Funding: General Fund

Program 3.3.2 Promotion of Accessory Dwelling Units. The City will encourage the construction of accessory dwelling units (ADUs), particularly in areas of concentrated affluence, through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to high resource areas and facilitating housing mobility opportunities for lower-income households:

- Implement a public information and proactive outreach campaign via the City's website and the City newsletter to inform property owners of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs to Dixon, including ADUs affordable to lower-income households.
- Provide information to encourage residents to apply for ADUs, particularly where their homes already include space that is configured for a conforming ADU (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances).

- Produce a flyer regarding ADUs and make available at the Community Development Department counter and to project applicants for all discretionary land use applications.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City's website and direct mailings.
- Identify incentives for construction of ADUs with new development, which may include differing collection of impact fees for the square footage associated with the ADU until issuance of the certificate of occupancy.

Eight-Year Objective: Three ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower- and moderate-income households, three ADUs for above moderate-income households.

Responsible Agency: Community Development Department

Time Frame: Make ADU materials available by December 2023 and implement proactive outreach campaign by December 2024.

Funding: General Fund

Program 3.3.3: Use of Sites in Previous Cycles. Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households

Responsible Agency: Community Development Department

Timeframe: Upon adoption of the Housing Element.

Funding Source: General Fund

Program 3.3.4: Small Site Development. To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate the development on small residential lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested small lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

- Allow affordable projects to exceed the maximum height limits,
- Lessen set-backs, and/or
- Reduce parking requirements.

The City will also ~~consider~~-offsetting fees (when financially feasible) and offer concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Eight-Year Objective 11 lower-income units in high opportunity areas (see Figure 3-7) to facilitate mobility.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as projects are processed through the Community Development Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.

Funding Source: General Fund

Special-Needs Housing

Persons and households with special housing needs include the elderly, persons with disabilities (including those with developmental disabilities), large households, single-parent households, farmworkers, and the homeless. These groups typically have difficulty in finding suitable and affordable housing. The goal, policies, and programs listed here identify City efforts to continue to facilitate housing to serve those with special needs.

GOAL 4: Address the housing needs of special population groups.

Policy 4.1: Encourage the development of housing for special-needs populations by offering density bonuses and other incentives.

Program 4.1.1 Incentives for Special-Needs Housing. The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- At least once during the planning period, conduct a demographic study to predict the need for housing and care of senior citizens. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.
- Develop a priority list for senior housing to ensure that housing targeted for seniors is appropriately designed.
- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).

- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female headed of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments.
- Apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.
- Pursue grants, such as HOME matching grants, Community Development Block Grant, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
- Monitor the migrant student population in the schools in Dixon and take additional actions to serve the farmworker population if an increase in population occurs, such as providing regulatory incentives for construction of farmworker housing or encouraging local affordable housing providers to set aside units for farmworkers.

Eight-Year Objective: Incentivize, support, and encourage the construction of 25 accessible units in close proximity to services and other resources in high-opportunity areas to facilitate mobility opportunities.

Responsible Agency: Community Development Department

Time Frame: Apply for, or submit applications for, funding annually; conduct at least one demographic study for senior housing by December 2025 and develop subsequent priorities by July 2026; provide incentives as projects with special needs housing are proposed.

Funding: General Fund, CDBG, Planning and Technical Assistance Grant, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups.

Program 4.1.2 Reasonable Accommodations and Universal Design. Pursuant to Government Code Section 65583(c)(3), the City will encourage universal design in all development by continuing to make the brochure on universal design, resources for design, and compliance with City requirements available and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The City will also develop and formalize a general process that a person with physical and developmental disabilities use to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

Eight-Year Objective: The City will develop and formalize a general process for reasonable accommodations. Additionally, the City will promote the development of at least 10 accessible units, at least four of which will be in areas with a higher concentration of special-needs groups and two in high-opportunity areas (see Figures 3-7 and 3-21).

Responsible Agency: Community Development Department

Time Frame: Develop and adopt a reasonable accommodations ordinance by November 2023; create brochures on universal design and the reasonable accommodations ordinance by July 2024 and update biannually, or as needed.

Funding: General Fund

Program 4.1.3 Zoning Ordinance Amendment. The City is currently (2022) going through a comprehensive Zoning Ordinance update to update and streamline development standards (i.e., lot coverage, setbacks) to facilitate residential development and comply with state law, planned to be adopted in late 2023. The City will also Amend the City's Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- **Accessory Dwelling Units:** Amend the Zoning Code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2, allow ADUs in the PMU and CD zones, where single family and multifamily units are permitted by right. Additionally, the City will replace references to secondary living units in the Zoning Code with ADUs.
- **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a

streamlined, ministerial approval process for projects located on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, ~~and~~ 17021.6, and 17021.8).

- **Transitional and Supportive Housing:** Permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65583(c)(3)), (AB 2162).
- **Definition of Family:** Amend the definition of “family” in the Dixon Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- **Mobile and Manufactured Housing:** Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Emergency Shelters:** Develop managerial standards for emergency shelters.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662), (AB 101).
- **Parking Standards. Review and revise parking to ensure they do not constrain the development of housing specifically for studio units and ensure compliance with State ADU parking requirements.**

Responsible Agency: Community Development Department

Time Frame: Complete Zoning Code Amendments by December ~~2024~~2023; annually review Zoning Code and revise as needed.

Funding: General Fund

Program 4.1.4 Density Bonus Ordinance. The City will amend Chapter 18.20A of the Zoning Code to comply with changes in California’s density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City’s website.

Eight-Year Objective: Facilitate the construction of 12 lower-income units to increase mobility opportunities; encourage density bonus units in high resource areas.

Responsible Agency: Community Development Department

Time Frame: Complete Zoning Code Amendments by December 2024; annually review Zoning Code and revise as needed; produce brochures and make information available on the City’s website by December 2024.

Funding: General Fund

Program 4.1.5 Addressing Homelessness. The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.

Eight-Year Objective: Assist with program development and funding identification that will assist at least 10 homeless persons.

Responsible Agency: Community Development Department

Time Frame: Meet with neighboring cities, and the County annually to discuss homeless issues and identify actions to address homelessness. Kick off meetings by December 2023, develop a plan by June 2024, implement the plan by December 2024.

Funding: General Fund

Housing Affordability

According to the United States Department of Housing and Urban Development (HUD), a household is considered to be overpaying for housing when 30 percent of a household’s total income is spent on housing. As housing prices increase, it becomes more difficult for low- and moderate-income households to afford to live in the community. Providing sufficient sites for a range of housing types as well as assisting in the development of affordable workforce housing encourages housing for all households. The following goal, policies, and programs facilitate housing affordability.

GOAL 5: Encourage the production of housing affordable to low- and moderate-income households.

Policy 5.1: Establish affordable housing objectives consistent with the City’s share of the regional housing need.

Policy 5.2: Continue the Measure B implementation procedures that provide incentives for the production of affordable housing.

Policy 5.3: Ensure that adequate sites are available for affordable housing development throughout the city.

Program 5.3.1 Extremely Low-Income Households. Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SRO) units in the CD zoning district, which are often more affordable to those with extremely low

incomes. To further support the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions, such as:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of single-room occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the Single-Room Occupancy Ordinance.

Eight-Year Objective: 144–175 lower-income units, including 45 units for extremely low-income households to prevent displacement and provide housing mobility opportunities.

Responsible Agency: Community Development Department

Time Frame: Ongoing; as projects are processed by the Planning and Economic Development Department. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Funding: General Fund, CDBG, HOME

Policy 5.4: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

Program 5.4.1 Seek Funding to Support Affordable Development. The City will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self-Help Housing (CalHome Program), HOME funding, Farmworker Housing Grant Program, and pursuing other financing resources, as appropriate. A

particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low-, and low-income needs.

The City is increasing and will continue to increase its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying City resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

Eight-Year Objective: Identify funding to support the development of 50 lower-income units to support construction of new affordable housing in higher resource areas and facilitate housing mobility opportunities.

Responsible Agency: Community Development Department

Time Frame: Apply for funding on an annual basis. Organizations will be contacted annually regarding available funding. City Council will receive an update at least once a year as part of the annual reporting process (Government Code Section 65400).

Funding: General Fund, HOME funds, CDBG funds, Technical Assistance Grants

Program 5.4.2 Section 8 Rental Assistance. The Housing Authority of the City of Vacaville administers the Section 8 program for Dixon. In partnership with the Housing Authority, the City will implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as trainings on avoiding discriminatory practices based on income or other protected classes. The City will distribute this information to property owners and managers across the city, increasing marketing as needed in areas with a lower proportional number of voucher holders and in high resource areas, to improve access to affordable housing in all areas of the city and facilitate mobility opportunities for lower-income households throughout the city.

Eight-Year Objective: Assist the Housing Authority of Vacaville with publicizing the Section 8 program at least annually in the City's newsletter. The City will also seek funding annually to support a biannual training for at least 10 landlords, at each training session, or informational materials on source of income discrimination. The City will publish the names and contact information for the complexes in the Dixon area with units that are marketed to Section 8 voucher holders on the City's website to main or expand housing mobility opportunities for the target population.

Responsible Agency: Community Development Department, Housing Authority of the City of Vacaville

Time Frame: Update information the City's website annually, publish information in the City newsletter at least annually with targeted outreach in high resource areas.

Funding: General Fund

Policy 5.5: To the extent that resources are available, continue to assist in the provision of homeownership assistance for lower- and moderate-income households.

Policy 5.6: Support the development of rental units or for-sale units with three or more bedrooms to provide affordable housing that adequately accommodates larger families.

Program 5.6.1 Large Unit Development. The City will work closely with private and nonprofit developers of new multifamily housing to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects to reduce displacement risk while also facilitating housing mobility opportunities for these households.

Eight-Year Objective: Pursue subsidies and programs for at least 20 large units during the planning period, prioritizing projects with these units in areas of concentrated overcrowding to reduce displacement risk for overcrowded households and facilities housing mobility opportunities for larger households.

Responsible Agency: Community Development Department

Time Frame: Ongoing, discuss large unit potential with developers as projects are proposed.

Funding: General Fund

Governmental Constraints

Market factors and government regulations can significantly impact the production and affordability of housing. While market conditions are typically beyond the control of any local jurisdiction, the City can ensure the appropriateness of governmental regulations that affect the maintenance, improvement, and development of housing. Whenever possible, efforts should be undertaken to address these constraints. The following goal, policies, and programs are aimed at reducing governmental constraints.

GOAL 6: Where appropriate, mitigate governmental constraints to the maintenance, improvement, and development of housing.

Policy 6.1: Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

Program 6.1.1 First-Time Homebuyer Assistance Program. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or financial assistance with available state or federal funding sources. The assistance includes the State's First-Time Homebuyer Program. To reduce displacement risk of prospective homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly lower-income renters, through providing

information multilingual materials at public buildings and locations and will post the programs on the City's website and in City buildings.

Eight-Year Objective: Assist three first-time buyers annually, as funding allows, to facilitate housing mobility opportunities in higher resource and higher income areas.

Responsible Agency: Community Development Department

Time Frame: Annually develop informational materials to distribute and post on the City's website and in City buildings by July 2023.

Funding: General Fund, HOME

Program 6.1.2 Planning Fee Review. The city will review planning fees annually to ensure that they correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately.

Eight-Year Objective: Conduct annual reviews and, if appropriate, adjust City development fees to reduce constraints on construction of new housing, particularly affordable housing in high-opportunity areas.

Responsible Agency: Community Development Department and Engineering Department.

Time Frame: Annually review and revise as fees are updated

Funding: General Fund

Policy 6.2: Provide for streamlined processing of residential projects to minimize the time and costs to encourage housing production.

Program 6.2.1 Streamline Processing. The City will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings, granting flexibility in lot size as allowed under the Zoning Ordinance, and streamlining the approval process of affordable residential units. The City will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Additionally, the City will review and revise as necessary the design review standards to ensure they are objective and to do not constrain the development of housing.

Eight-Year Objective: The City will help to streamline the permit processing procedure for 30 affordable units to facilitate development of new affordable opportunities.

Responsible Agency: Community Development Department and Building Department

Time Frame: Develop an SB 35 streamlining approval process by January 2024 and implement as applications are received. Provide pre-applications by request. Review and revise as needed the design review standards by January 2024.

Funding: General Fund

Promotion of Equal Housing Opportunity

Equal access to housing is a fundamental right that enables each person to meet essential needs and assist in the pursuit of other goals, such as employment and education. In recognition of equal housing access as a fundamental right, the federal government and the State of California have both established fair housing as a right protected by law. The following goal, policies, and programs support City efforts to provide information and encourage fair housing practices in Dixon.

GOAL 7: Promote equal housing opportunities for all residents in Dixon.

Policy 7.1: Encourage fair housing practices throughout the city by providing information to residents on their rights and responsibilities under fair housing law.

Policy 7.2: Discourage discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.

Program 7.2.1 Fair Housing Program. Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with AB 686, the City has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: 1.1.1, 1.2.1
 - Actions to encourage affordable housing in high resource areas: 3.1.1, 3.2.3
 - Actions to facilitate housing mobility opportunities: 3.2.3, 4.1.2, 5.4.2, 5.6.1, 6.1.1
 - Actions to reduce displacement risk: 1.1.1, 2.2.1, 4.1.1, 4.1.2, 5.6.1, 8.1.1
- Seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC).
- With or without an ongoing contract, coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.
- By December 2024, further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and

renter rights and responsibilities, as well as referrals to the local fair housing hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City's website.

- By December 2025, provide information on the City's website about affordable homeownership and rental options in the city and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Work with Solano Mobility to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the City's website, social media, and in public buildings by January 2025 and advertised annually in the City's newsletter to help connect seniors and other residents to services within the city and throughout the county.
- Meet with the Dixon Unified School District (DUSD) annually, beginning in 2023, to discuss whether housing impacts student performance and disparate educational outcomes across the city. The City shall:
 - Promote acquisition and rehabilitation of affordable housing units in high-resource areas to facilitate housing mobility opportunities for lower-income households so that they can access the wide range of programs offered across DUSD schools and so that all schools can benefit from increased diversity.
 - Support applications by DUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.
 - Support investment of additional resources directly into math and reading proficiency in northeastern and southwestern areas (see Figure 3-29) to improve the performance of the entire district by focusing resources on student populations that may be homeless, foster youth, or socioeconomically disadvantaged.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and nonresidential uses and working with Solano County to reduce impacts associated with solid waste and agricultural uses. Meet with Solano County at least biannually to discuss best practices for reducing impacts of nonresidential uses.
- Coordinate a meeting with local developers of affordable housing, including developers of alternative options such as community land trusts, at least once by June 2025 to discuss opportunities to build affordable homeownership opportunities.
- Prioritize projects that facilitate place-based revitalization through the City's Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

- Ensure program availability and funding announcements are made available in Spanish and Asian and Pacific Islander languages.

Eight-Year Objective: Affirmatively further fair housing through information and collaboration with community partners to increase the availability of services and resources.

Responsible Agency: Community Development Department

Time Frame: Refer to each strategy in the AFFH program for specific timeframes.

Funding: General Fund

Quantified Objective: Assist at least 100 households annually to further fair housing goals, including seeking funding to increase fair housing service capacity, connect at least 10 residents annually with transit services and information, connect 30 lower-income households with affordable opportunities, support development of 50 affordable units through community land trusts or other alternative development options, improve environmental conditions by 10 percentage points, as defined by OEHHA.

Program 7.2.2 Citizen Participation. Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. To facilitate ongoing meaningful public engagement, the City will:

- Continue to engage the public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information.
- Apply for funding annually, if available, to support local fair housing organizations and other providers that provide linguistically accessible and culturally relevant housing assistance to lower- and moderate-income households and other households with special needs.
- Offer translation of all public meetings and materials, as requested, by July 2023 to improve accessibility in the public planning process. The City will post information on the City website by July 2023 in English, Spanish, and any other commonly spoken languages in Dixon to inform residents of available translation services.

Eight-Year Objective: Continue to encourage and solicit public input on housing issues through the use of community meetings and workshops.

Responsible Agency: Community Development Department

Time Frame: Make translation available by July 2023, apply for funding annually, incorporate accessibility practices in all public outreach.

Funding: General Fund

Energy Conservation

Conserving the region's resources not only ensures that these resources are available to future residents but also helps reduce utility costs. The following goal, policy, and program continues the City's efforts to conserve energy and water resources through the design of housing.

GOAL 8: Conserve energy and water in the development of new housing.

Policy 8.1: Encourage energy and water conservation design features in residential developments.

Program 8.1.1 Energy-Efficiency Improvements. The City will continue to promote energy efficiency in existing and new residential development:

- Assist lower-income households with energy efficiency through the City's Housing Rehabilitation Program.
- Provide information on the City's website and through printed materials at City Hall on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

Eight-Year Objective: Assist five low-income residents annually in need of assistance with energy-efficiency improvements through the City's Housing Rehabilitation to reduce displacement risk due to housing costs.

Responsible Agency: Community Development Department

Time Frame: Make information easily available on the City's website by June 2023 and print materials and make available at public facilities by August 2023.

Funding: General Fund

QUANTIFIED OBJECTIVES

Based on the policies and actions outlined herein, the objectives in **Table 4** represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next eight years.

TABLE 4: SUMMARY OF QUANTIFIED OBJECTIVES

Task	Income Level ¹					Total
	Extremely Low	Very Low	Low	Moderate ²	Above Moderate ²	
RHNA	56	57	62	62	179	416
New Construction						
Program 3.2.3			1	2	3	6
Program 3.2.3		5	6			
Program 4.1.1	5	15	15 <u>20</u>	<u>10</u>		30 <u>50</u>
Program 4.1.2			5	5		10
Program 4.1.4	2	5	5			12
<u>Program 5.3.1</u>	<u>45</u>	<u>68</u>	<u>62</u>			
Program 5.4.1	10	15	25			50
Program 5.6.1		5	5	10		20
Rehabilitation						
Program 1.1.1	5	15	20			40
Program 1.2.1	3	3	4			10
Program 8.1.1	1	2	2			5
Conservation						
<u>Program 1.1.1</u>	<u>5</u>	<u>15</u>	<u>20</u>			<u>40</u>
Program 2.2.1			6			6
<u>Program 5.4.2</u>		<u>5</u>	<u>5</u>			

Source: City of Dixon, 2022

Notes:

¹ In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.

² Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

5. SITES INVENTORY AND ANALYSIS

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing during the planning period and nonvacant (i.e., underutilized) sites with potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Dixon. The analysis includes an evaluation of land availability, the City's ability to satisfy its share of the RHNA, the financial resources available to support housing activities, and the administrative resources to assist in implementing the City's housing programs.

REGIONAL HOUSING NEED

The RHNA is the State-required process to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. Regional Determination: HCD gives each region a Regional Determination of housing need, which includes a total number of units split into four income categories. Dixon is in the region covered by ABAG, and HCD gave ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of governments, including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in their region. This methodology must specifically state objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The City of Dixon's share of the regional housing need was determined by a methodology prepared by Solano County as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the City must plan to accommodate 416 housing units between June 30, 2022, and December 15, 2030. **Table 5** shows the City's RHNA by income category. Of the 416 total units, the City must plan to accommodate 113 units for very low-income households, 62 units for low-income households, 62 units for moderate-income households, and 179 units for above moderate-income households.

TABLE 5: DIXON’S SHARE OF THE REGIONAL HOUSING NEED, 2023–2031

Income Category	Number of Units	Percentage
Very Low* (31%–50% of the Area Median Income)	113	27.2%
Low (51%–80%)	62	14.9%
Moderate (81%–120%)	62	14.9%
Above Moderate (more than 120%)	179	43.0%
Total	416	100.0%

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

**It is assumed that 50 percent of the very low-income category is allocated to the extremely low-income category.*

AVAILABILITY OF LAND

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “... identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to potentially meet its RHNA, an adequate sites inventory was prepared. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities to facilitate and encourage the development of a variety of housing types for households of all income levels.

Analyzing the relationship of suitable sites to zoning is a means for determining a realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

SITES IDENTIFIED IN PREVIOUS HOUSING ELEMENT

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City has included Housing Element **Program 3.3.2**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

SITES APPROPRIATE FOR LOWER-INCOME HOUSING

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to Government Code Section 65583.2(c)(3)(B), the default density standard for Dixon is 20 dwelling units per acre (du/ac). The City has included available sites and projects (see **Table 7 and 8**) that are proposed to require a minimum of 20 units per acre and are assumed to accommodate the City’s lower-income RHNA.

REALISTIC CAPACITY

In determining the realistic capacity for the City’s inventory of sites, the City considered land use controls and site improvements and assumed an 80% adjustment to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80% adjustment. For specific plans, the City assumed ~~In general, the realistic residential development potential of vacant sites has been assumed to be 75 percent of the maximum permitted density of the applicable zone or land use designation, with the exception of specific plans where~~ the final unit count as it has already been determined. ~~To determine the realistic development potential on vacant and nonvacant sites, the City reviewed the density of pending residential development. To further determine an appropriate realistic capacity assumption, the City also looked project examples to not over project the unit potential.~~ After excluding units built with a density bonus, affordable projects in Dixon were approved, on average, at over 100 percent of maximum allowed density. See **Table 6** for project examples. After considering the 80 percent adjustment factor and the 100 percent project examples, the city decided to take a conservative approach and assume a 75 percent capacity on each site.

TABLE 6: REALISTIC CAPACITY: PROJECT EXAMPLES

Project Name/ Affordability	Acres	Project Status	General Plan/ Zoning	Total Units	Max Allowable Density	Realistic Capacity*
Heritage Commons Senior Apartments Phase 1 (100% affordable)	5.07	Complete	MDR/RM- 4-PD	60	22	94102%
Heritage Commons Senior Apartments Phase 2 (100% affordable)				54		
Heritage Commons Senior Apartments	1.13			44		183%

Project Name/ Affordability	Acres	Project Status	General Plan/ Zoning	Total Units	Max Allowable Density	Realistic Capacity*
Phase 3 (100% affordable)						
Homestead (100% affordable)	10.7	Approved	MDR/PMR	180	10	168%

Source: City of Dixon, June 2022

SITES INVENTORY

The City prepared an inventory of vacant and underutilized sites available to accommodate the City’s RHNA. **Table 7** provides the characteristics of each site, including, Zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figure 2** maps the location of each available site. Additionally, all sites included to meet the RHNA have existing or planned, water, sewer, and dry utilities infrastructure available and accessible sufficient to support housing development (GC 65583.2(b)(5)(B)).

Those sites that have been previously identified in two or more consecutive planning periods are denoted in bold and italics. The City has included **Program 3.3.2**, pursuant to Government Code Section 65583.2(c), to allow by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households on these sites.

TABLE 7: CURRENT AVAILABLE SITES

APN	Address/ Location	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity (75%)	Affordability	Site Constraints
0113-063-020	Lot between West E St and West D St	MDR	CS	6	0.32	1	Above Mod.	Vacant/None
0116-204-110	SE corner Duke and Amherst	LDR	PMR-PD	10	0.24	1	Moderate	Vacant/None
0115-084-090	NE corner of East A street and N 2 nd Street	Downtown MU	PMU-1	8	0.21	1	Above Mod.	Vacant/None
<i>0115-070-180</i>	<i>Lot North of 355 N Second St</i>	<i>Downtown MU</i>	<i>PMU-2- PD</i>	<i>21</i>	<i>0.33</i>	<i>6</i>	<i>Lower¹</i>	<i>Vacant/None</i>

APN	Address/ Location	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity (75%)	Affordability	Site Constraints
<i>0115-070-170</i>	<i>2 Lots North of 355 N Second St</i>	<i>Downtown MU</i>	<i>PMU-2- PD</i>	<i>21</i>	<i>0.33</i>	<i>5</i>	<i>Lower¹</i>	<i>Vacant/None</i>
<i>Lower Income Capacity</i>							<i>11</i>	
<i>Moderate Income Capacity</i>							<i>1</i>	
<i>Above Moderate-Income Capacity</i>							<i>2</i>	
Total Capacity							14	

Source: City of Dixon, July 2022

¹Program 3.3.4 has been included to help facilitate development on small sites.

SMALL SITES

There are two vacant sites included in the sites inventory to accommodate lower-income units that are smaller than 0.5 acres. Only sites that have strong potential for development have been included in the inventory to address the lower-income RHNA. Nevertheless, the City has identified a successful local example of a multifamily project with lower-income, deed-restricted units on a parcel smaller than 0.5 acres. In 2007, the City permitted a multifamily project with seven units that was constructed downtown at the northwest corner of East A Street and North 2nd Street on a 0.41-acre parcel. Three of the seven units are restricted for occupancy by very low- and low-income households, for a period of not less than 55 years. To further the track record of smaller sites developing with affordable units, in nearby Woodland, Opportunity Village, a 12-unit affordable project was approved in May 2021 on a 0.46-acre parcel at 334 Freeman Street. This-These two projects demonstrates market trends for infill development of lower-income multifamily units in Dixon and in the region.

The two small sites included also have a mixed-use zoning designation and the City has considered the potential for non-residential uses to occur. The General Plan states that the Downtown Mixed Use land use is intended to be a mix of residential and commercial uses, but these sites can develop with 100 percent residential, or 100 percent commercial. With the potential for 100 percent residential, the City believes the 75 percent realistic capacity is appropriate based on the project examples. However, the city does not need these small mixed--use sites (11-unit capacity total) to meet the RHNA, and would still have a surplus with the sites removed.

APPROVED PROJECTS

The City is relying on for approved projects to meet a portion of the City's RHNA: Homestead and Lincoln Square, Sutton at Parklane, and Orchard (III) at Valley Glen. **Table 8** provides a summary of the projects and available capacity. **Figure 2** maps the location of each project. The City has a consistent track record of projects developing and not sitting dormant, and has not had any project drop off. Homestead is the only project where development did not occur directly after approval, which was due to the downturn of the market. Since then, as of 20242019, a new developer has taken over and construction has begun on the project.

Homestead

In 2005, the City of Dixon approved the Southwest Dixon Specific Plan, which includes the Homestead project. Homestead is south of W. A Street and west of Interstate 80. The 517-acre project plans to include nearly 1,200 single-family homes in a range of sizes to be built across five phases, open space, commercial and retail space, and a fire station. Phase 1 includes six "villages" that are under construction or complete as of June 2022. Phase 2A includes four villages that are under construction as of June 2022. Phase 2B was approved in 2022 and will include 180 units affordable to households earning 30 to 60 percent of the area median income (AMI) in the Silvey Villas and Prospera developments. Silvey Villas includes 72 age-restricted for seniors, of which 8 units will be set aside for tenants earning 30 percent of AMI, 8 for 50 percent of AMI, and 56 for 60 percent of AMI. Prospera will include 108 affordable family units, of which 11 will be restricted to tenants earning 30 percent of AMI, 11 for 50 percent AMI, and 86 for 60 percent AMI. For both developments, the units will be

deed-restricted via a recorded Regulatory Agreement from the California Tax Credit Allocation Committee. Construction of Silvey Villas is expected to begin in December 2022 and is anticipated to be completed by the summer of 2024. Prospera is anticipated to begin construction, pending funding, by April 2023, with completion by the end of 2024.

Phases 3 and 4 are also expected to be constructed during the 2023–2031 planning period and include a combined total of 390 units affordable to moderate- and above moderate-income households. Phase 4 will also include an approximately 19-acre community park. Phase 5 is intended to include mixed use, with a combination of residential uses and employment uses.

Lincoln Square

In March 2022, the Lincoln Square project was approved by Dixon City Council to rezone the site to Planned Multiple Residential–Planned Development and Service Commercial–Planned Development, with a General Plan land use designation of Corridor Mixed-Use. The project will include 100 single-family homes on 10.99 acres, and the remaining 2.3 acres proposed to have commercial and retail uses. Located at the southwest corner of State Route 113 and Vaughn Road, the applicant, Lewis Land Developers LLC, is preparing site improvement plans, a final map, and a building permit application, which are expected to be submitted in summer or fall 2022 for construction to begin in 2023.

Sutton at Parklane

In 2005, the City entered into a Development Agreement for the Parkland subdivision, under the condition that all development be subject to Planning Commission Design Review approval. In 2021, Planning Commission approved a Design Review application for the project that includes 121 single-family homes ranging in size from 2,012 to 3,215 square feet. Located south of Columbia Drive and north of Parkway Boulevard, Sutton at Parkland is near Dixon High School and Hall Memorial Park and is part of new development occurring at Dixon’s edge.

Approximately half of the parcels in the Sutton at Parkland subdivision have been issued permits and are under construction or already built, and the remaining 57 parcels are expected to have building permits issued during the 2023-2031 planning period and provide housing opportunities suitable for moderate-income households.

Orchard (III) at Valley Glen

The Valley Glen Planned Development is located in southeast Dixon and is generally bounded by West Cherry Street to the north, the Porter Road Retention Pond to the south, the Union Pacific Railroad to the west, and S. First Street (State Route 113) to the east. The development proposes several housing types, including apartment units, cluster homes with two or three units per building, medium density detached single-family homes, and low-density homes. Since the Development Agreement for the Valley Glen Planned Development was approved by the City Council in November 2002, approximately 95.8 percent of the subdivision has been built out. However, Orchard (III) at Valley Glen, the fourth phase of the development, and was approved for 84 new homes, 43 of which have been issued permits and are under construction or completed, and the remaining 41 are expected to apply for building permits and be constructed during the 2023-2031 planning period.

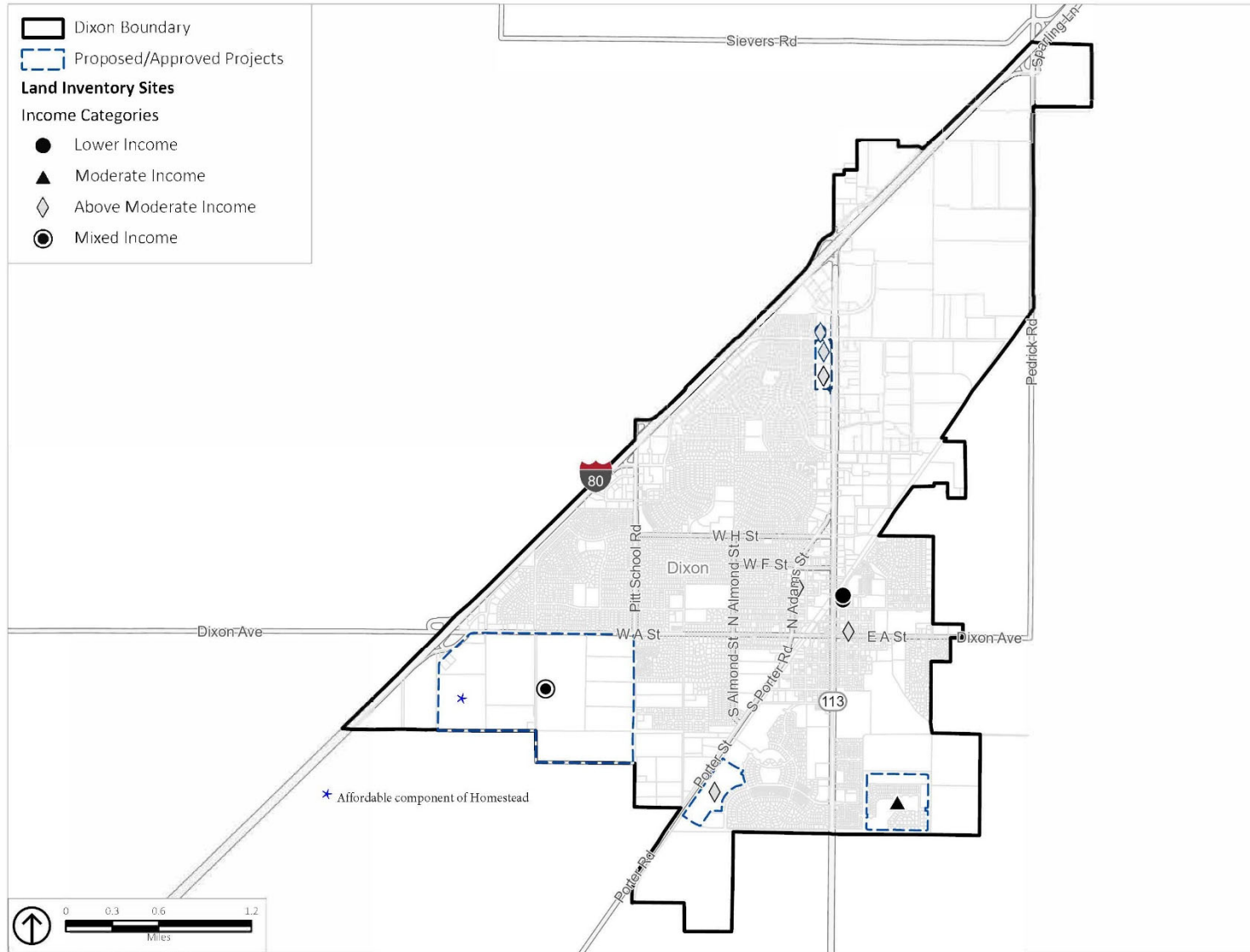
TABLE 8: APPROVED PROJECTS

Project	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Approved Capacity	Affordability
Homestead							
Homestead – Phase 2B	114-010-040, -010	MDR	MDH	13.5	10.7	180	Lower
Homestead – Phase 2B Village 9						49	Above Mod.
Homestead – Phase 2B Village 10						79	Above Mod.
Homestead – Phase 3 Village 11	114-012-060, -070	LDR/MDR	R1/PMR	LDR- 3.18 MDR – 5.74	35	53	Above Mod.
Homestead – Phase 3 Village 12						17	Moderate.
						43	Above Mod.
Homestead – Phase 4 Village 13-15	114-012-010, -050, -060, -070	LDR/MDR	R1/PMR/PMR-PD	LDR- 3.18 MDR – 5.74	45	14	Moderate
						57	Moderate
						172	Above Mod.
<i>Lower-Income Capacity</i>						180	
<i>Moderate-Income Capacity</i>						88	
<i>Above Moderate-Income Capacity</i>						396	
Total Capacity – Homestead						644	

Project	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Approved Capacity	Affordability
Other Projects							
Lincoln Square	108-110-450	Corridor Mixed Use	PMR-PD		10.99	100	Above Mod.
	108-110-460						
Assisted Living on N. Lincoln St	108-291-360	Corridor Mixed Use	CH-PAO-PD		1.46	44	Above Mod.
Sutton at Parklane	N/A ¹	Low Density Residential	PMR-PD			57	Moderate
Valley Glen Orchards III	N/A ¹					41	Above Mod.
<i>Lower-Income Capacity</i>						0	
<i>Moderate-Income Capacity</i>						57	
<i>Above Moderate-Income Capacity</i>						185	
Total Capacity – Other Projects						242	

¹ These projects include several parcels as part of the larger project. The project locations are described in the individual analyses.

FIGURE 2: AVAILABLE SITES AND APPROVED PROJECTS TO MEET THE RHNA



Source: PlaceWorks, 2022.

ACCESSORY DWELLING UNIT POTENTIAL

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on: the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law that: reduce the time to review and approve ADU applications, require ADUs that meet requirements to be allowed by right, eliminate discretionary review for most ADUs, and remove other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle housing element planning period.

The City issued three building permits for ADUs during the previous planning period. With additional funding to support ADU construction and marketing of resources, the City anticipates that six ADUs will be built in the city by 2031. To promote ADUs, the City has included **Program 3.3.2** to comply with State law and make construction of ADUs feasible for more property owners.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. However, given the low rate of construction of ADUs in Dixon to date, the City has taken a more conservative approach and projects that one new ADU will serve lower-income households, two will serve moderate-income households, and three will serve above moderate-income households.

SUMMARY OF CAPACITY TO ACCOMMODATE THE RHNA

Table 9 compares the City’s RHNA to its site inventory capacity. Accounting for approved and pending projects, the vacant site capacity, and the projected ADUs, the City has a total surplus of 510 units. Breaking this down by income category, the City has a surplus of 17 units in the lower-income category (i.e., extremely low-, very low-, and low-income), a 86-unit surplus in the moderate-income category, and a 407-unit surplus in the above moderate-income category.

TABLE 9: SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA BY INCOME CATEGORY

Income Category	RHNA	Vacant Site Capacity	Projects	Projected ADUs	Total Capacity	Surplus
Very Low	113	11	180	1	192	17
Low	62					
Moderate	62	1	145	2	148	86
Above Moderate	179	2	581	3	586	407
Total	416	14	906	6	926	510

Source, California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology, City of Dixon, July 2022

FINANCIAL RESOURCES

The City of Dixon has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. This section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table 10** lists a range of potential financial resources that may be utilized in Dixon.

TABLE 10: FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● Homebuyer Assistance ● Economic Development ● Infrastructure Improvements ● Homeless Assistance ● Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● Homebuyer Assistance ● New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> ● Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	<ul style="list-style-type: none"> ● Land Acquisition ● Rehabilitation ● Relocation of Unit ● Refinancing of Existing Indebtedness
State Programs		

Program Name	Description	Eligible Activities
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	<ul style="list-style-type: none"> • Support Services • Rehabilitation • Transitional Housing • Supportive Housing
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	<ul style="list-style-type: none"> • Purchase • Development/Construction • Improvement • Rehabilitation
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition • Preservation
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> • Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	<ul style="list-style-type: none"> • Homeowner Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation

Program Name	Description	Eligible Activities
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	<ul style="list-style-type: none"> ● New Construction ● Rehabilitation
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	<ul style="list-style-type: none"> ● Predevelopment, Site Development, Site Acquisition ● Rehabilitation ● Acquisition/rehab ● Down Payment Assistance ● Mortgage Financing ● Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> ● New Construction ● Rehabilitation ● Acquisition
Affordable Housing Sustainable Communities Program	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	<ul style="list-style-type: none"> ● New Construction
Local Programs		
Rebuilding Together (Solano County) ¹	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	<ul style="list-style-type: none"> ● Rehabilitation
Catholic Charities of Yolo and Solano	Catholic Charities of Yolo and Solano helps neighbors transition into safe and affordable homes through assistance with rent and move-in costs and a plan to prevent homelessness and poverty.	<ul style="list-style-type: none"> ● Rental assistance
Section 8 Home Ownership Program (Vacaville Housing Authority) ²	The Vacaville Housing Authority (VHA) Homeownership Program assists Section 8 Housing Choice Voucher participants by paying a portion of their mortgage payment. The Mortgage Assistance Payment is paid to the lender for the home that the participant chooses and purchases.	<ul style="list-style-type: none"> ● Homebuyer Assistance

Program Name	Description	Eligible Activities
Solano Habitat for Humanity	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	<ul style="list-style-type: none"> • Homebuyer Assistance
HERO Program	The California Home Energy Renovation Opportunity (HERO) allows residential and commercial property owners to finance energy efficiency, renewable energy and water conservation improvements through the State's Property Assessed Clean Energy (PACE) program.	<ul style="list-style-type: none"> • Rehabilitation
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> • Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> • Homebuyer Assistance • Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> • Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> • New Construction
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> • Homebuyer Assistance Combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	<ul style="list-style-type: none"> • Acquisition • New Construction • Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction

Program Name	Description	Eligible Activities
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● New Construction
Administrative Resources		
Mercy Housing	Mercy Housing California, with a regional office in West Sacramento, is a nonprofit housing developer active in the region. Statewide, Mercy Housing has developed over 4,000 units of affordable multi-family and self-help housing for families, seniors, and formerly homeless persons, among others.	<ul style="list-style-type: none"> ● New construction
Community Housing Organizing Corporation	The Community Housing Opportunities Corporation (CHOC), based in nearby Davis, has sponsored the development of approximately 1,300 units of affordable rental housing in Davis and in communities in Yolo, Sacramento, Solano, and eastern Contra Costa counties.	<ul style="list-style-type: none"> ● New construction

¹ *Rebuilding Together Solano County (RTSC) is not currently offering the Home Rehab Program during the first half of 2022 due to COVID-19 concerns for homeowners as well as volunteers.*

² *The administration of the Solano County Housing Authority and its Section 8 Housing Assistance Program is contracted to the City of Vacaville Housing and Redevelopment Department.*

OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only the rent or mortgage payment, but utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

Federal funds for rehabilitation, such as CDBG funds, can provide an important tool to assist homeowners with home upgrades that have the added benefit of assisting with energy conservation. The California Department of Energy’s Energy Weatherization Assistance Program and other State funding programs, such as CalHOME, can provide similar assistance to fund rehabilitation projects that will promote energy conservation.

More locally, the Property Assessed Clean Energy (PACE) Program provides low-interest loans that are repaid through annual property tax payments. Enrollment in California PACE is completely

voluntary. The loans can be used to finance energy efficiency, renewable energy, and water conservation improvements for residential and commercial property.

Rebuilding Solano also provides minor exterior repair services to low-income veterans, seniors, and disabled homeowners, specifically through home rehabilitation and smoke/carbon monoxide alarm installation, which may provide weatherization and energy conservation benefits.

PG&E provides a variety of energy conservation services for residents. PG&E also participates in several other energy assistance programs for lower-income households that help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The CARE Program provides a 20 percent monthly discount on gas and electric bills to income-qualified households, certain nonprofits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified nonprofit group-living facilities.

The REACH Program provides one-time energy assistance of \$300 to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers—particularly the elderly, disabled, sick, working poor, and unemployed—who experience severe hardships and are unable to pay for their necessary energy needs.

City of Dixon water customers are eligible for a \$100 rebate from the Solano County Water Agency for the purchase and installation of a high-efficiency clothes washer labeled “EnergyStar Most Efficient” from a “qualifying product” list. The program applies to purchases made from January 1, 2017, through June 30, 2022. Also, supported by a Prop 1 grant from the California Department of Water Resources, the Solano County Water Agency is offering water customers an incentive to replace their lawns with water-efficient landscaping and receive \$1.00 per square foot with a \$1,000 maximum.

6. HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal for the City. However, a variety of factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government codes, and physical and environmental constraints. This section addresses the potential constraints that affect the supply of housing in Dixon.

NONGOVERNMENTAL CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. This section summarizes and analyzes the most pertinent constraints to housing in Dixon.

Environmental Constraints

Environmental constraints related to agricultural land, noise, drainage and flooding potential, or other environmental issues can impact the cost associated with the maintenance, improvement, and development of housing. A more detailed discussion is in the Natural Environment chapter of the Dixon General Plan. The discussion below summarizes the most pertinent environmental constraints that may affect housing in Dixon.

Agricultural Constraints

According to the General Plan, much of the farmland in the Dixon Planning Area is classified by the California Department of Conservation as “Prime Farmland.” A number of farms in the vicinity of the city limits are under California Williamson Act contracts, designed to preserve the land for agricultural uses. Unless the contract expires, the property cannot be used for anything but agricultural uses without incurring financial penalties to the owner. None of the parcels currently zoned for residential use in the city are under Williamson Act contract.

Drainage and Flooding Constraints

Dixon is on an alluvial fan formed by Putah Creek, which is north of the city. This area generally slopes to the southeast, and drainage follows Dickson and Dudley creeks to the Sacramento River. The major flood hazard areas are along the Dickson Creek and Dudley Creek traces. The creeks no longer exist as surface drainages. Underground pipes were installed to carry the flow.

The Natural Environment chapter of the General Plan identifies the following policies to address hazards related to flooding:

- Protect life, the natural environment, and property from natural and manmade hazards due to seismic activity, hazardous material exposure, flooding, wildfire, or extreme heat events.
- Continue to implement provisions for flood hazard reduction in Special Flood Hazard Areas in order to limit the potential for adverse effects on public health, safety, and general welfare.

- Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.

Over the past several decades, the City has made significant improvements to drainage throughout Dixon. In 1991, the City prepared a Storm Drain Master Plan to address drainage issues, including specific recommendations to provide adequate drainage. The City has made several drainage improvements based on the recommendations in the plan, including construction of two of the three recommended detention ponds. In 1999, the City prepared the Storm Drain Report to address drainage conditions and to assess further drainage improvements as well as possible alternatives. The Storm Drain Report addresses improvements through 2010, which is the buildout date of the 1993 General Plan. The report included comprehensive recommendations to address and mitigate drainage needs in the city. The Dixon Regional Watershed Joint Powers Authority, formed in 2004, includes the City, the Dixon Resource Conservation District, Maine Prairie Water District, and Reclamation District 2068. Its charge is to address drainage needs inside and outside the city limits. The Dixon Watershed Management Plan was developed by West Yost Associates in conjunction with Solano County Water Agency in August 2001.

To address drainage issues affecting residential development, the City charges developers impact fees to provide the necessary drainage improvements in the city; see **Table 15** for more information on impact fees. For residential developments in undeveloped areas of the city, such as the specific plan areas, developers are required to provide financing for the necessary improvements.

Seismic Constraints

Several active faults in the San Francisco Bay Area can produce earthquakes that may cause shaking in Dixon. These faults include the Greenville fault, the northern section of the Hayward fault, the Healdsburg-Rodgers Creek fault, the Maacama fault, and the Northern Calaveras fault. Only one fault, the Midland fault zone, crosses the Dixon Planning Area.

Seismic activity associated with faults can also cause hazards such as liquefaction and soil settlement, among others. Due to the high water table in Dixon, there is a risk of liquefaction of soils from an earthquake. In order to address impacts associated with seismic activity, General Plan Policy III-11 indicates that the City will strive to reduce the risks associated with seismic activity to an acceptable level. Policy NE-4.2 also states that the City shall ensure “that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Building Code.” The City’s Building Division ensures that all structures, including residences, comply with the Uniform Building Code and the Dixon Municipal Code.

Noise Constraints

Interstate 80, the Union Pacific Railroad, State Route 113, and city streets are the major sources of noise in Dixon. Noise can affect development on parcels located near these noise sources. However, the City has developed performance standards in order to address this issue. The City requires that

developers mitigate any noise impacts prior to construction, if environmental review determines that impacts from noise exceed City standards.

2. Infrastructure and Public Service Constraints

A lack of adequate infrastructure or public services and facilities can be a substantial constraint to residential development. In fact, according to the National Association of Home Builders, ensuring that the construction of schools, roads, and other infrastructure keeps pace with the anticipated growth in population and economic activity is one of the biggest challenges facing local governments.

The Dixon General Plan, as the principal document regulating growth and development in the city, includes policies that link new development accommodated in the General Plan (i.e., buildout) and new facilities and/or services required to meet demands created by this new development. Measure B is also designed to ensure that development does not exceed the City's capacity to provide infrastructure and necessary public services to new residents. Finally, in order to meet the infrastructure and public service needs of new development, the City requires developers to pay impact fees and exactions as well as to construct site improvements. In this way, development in new areas (e.g., specific plan areas) will have the necessary infrastructure, facilities, and services in place to meet the needs of residents.

[The City has sufficient water and wastewater capacity to accommodate the 6th cycle RHNA.](#)

Water

Residents of Dixon receive water either from the City Water Division and California Water Service Company (Cal Water), depending on where in the city they live. Cal Water serves residences and businesses in central Dixon while the City serves the perimeter areas, in zones called the North Zone, Core Zone, and South Zone. The City and Cal Water both primarily use groundwater extracted from the Solano Subbasin.

The City of Dixon Water Division is a product of partnership between the City of Dixon and the Solano Irrigation District (SID) and serves more recently developed sections of the city and surrounding areas. The Dixon Water Division will provide water supply to most future development areas. Though customers are currently supplied with groundwater, SID has surface water rights to approximately 141,000 acre-feet per year, and future plans include the potential to establish treatment plants in the Dixon area to accommodate growth with treated surface water. In 2020, the City water service area population was approximately 9,037 people across 2,930 connections, and water demand was 702 million gallons per year. According to the City's 2020 Urban Water Management Plan, water demand is expected to increase to 2,307 million gallons by 2045. Projected growth, particularly in South Dixon, is projected to exceed capacity. However, the Homestead Well in the Southwest Dixon Specific Plan area is under construction and projected to be completed by 2023 to meet growing demand.

Cal Water operates the Dixon District serving more than 3,000 service connections and pumps 1.2 million gallons of locally pumped groundwater daily. According to its 2020 Urban Water Management Plan, Cal Water served 990 housing units in the central portion of Dixon, operating eight wells in the area. In 2020, Cal Water usage is approximately 1,391 acre-feet per year. Residential customers

accounted for most of the district's water use, primarily single-family homes. Residential customers used 71 percent of water, non-residential water use accounted for 9 percent of the total use, and the distribution system lost about 20 percent of the water. The water loss is due to the need to discharge pumped groundwater with high concentrations of naturally occurring contaminants. Cal Water estimates the service area's population could reach 11,331 by 2045 and projected water usage could reach 1,321 acre-feet per year. Current design capacity of active wells is 5,100 gallons per minute, or if all Cal Water wells were pumped continuously, 8,226 acre-feet per year. Cal Water has prioritized conservation efforts since 2009.

The City's water is on a first come-first served basis with the exception of affordable projects, which receive priority for both water and sewer. The City actively works with new developments to ensure adequate facilities are constructed to meet minimum system requirements. The City will continue to monitor the pace of development to ensure adequate supplies are available to meet the existing and future demands in the system.

Sewer

The City of Dixon's Public Works Department provides all wastewater collection and treatment services for Dixon residents. In 2017, the City of Dixon upgraded its Wastewater Treatment Facility (WWTF) to comply with the Central Valley Regional Water Quality Control Board regulatory limits of salts in the treated effluent that reaches the groundwater, also known as discharge limits. The updated facility prevents discharge to open channels and creeks near the WWTF. The project also expanded the City's capacity to treat wastewater to be able to accommodate projected growth. The City is currently preparing for an expansion to the plant and ponds to increase capacity beyond the scope of the current plant. Looking to the future, the General Plan calls for the preparation of a computer model and Sewer System Master Plan to help Dixon continue to provide high-quality wastewater treatment. Sewer models have become a standard management tool used by cities to make fully informed decisions about sewer system improvements and future land development impacts on the sewer system.

The General Plan also contains policies and actions that ensure that Dixon will have adequate capacity to safely accommodate the wastewater needs of existing and future residents in the wastewater service area, including through ensuring compliance with State water treatment standards and by increasing the wastewater treatment facility, trunk sewer, and pump capacities.

Transportation

The Public Works Department owns and maintains the local street network and ensures implementation of design standards for transportation facilities. According to the General Plan, the multimodal transportation network should:

- Enable safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages and abilities.
- Prioritize pedestrian, bicycle, and automobile safety over motor vehicle level of service and motor vehicle parking.

- Decrease dependence on single-occupant vehicles by increasing the attractiveness of other modes of transportation.
- Facilitate convenient and safe pedestrian, bicycle, transit, and vehicular connections between neighborhoods and to destinations in Dixon and neighboring communities.

3. Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing investment and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The discussion below analyzes these market constraints as well as the activities that the City can undertake to mitigate their effects.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas.

The price of land is a major market constraint that impacts housing production and the price of available new housing. LoopNet.com, an online listing of commercial real estate in the United States, advertises vacant land properties for sale in the city. A May 2022 survey yielded four vacant properties ranging from 0.77 to 13 acres and costs ranging from \$425,000 to \$5,804,370. The average cost per acre was \$525,197 for improved land, a significant increase since 2013. However, the cost of unimproved land is significantly lower. For example, in 2022, a 200-acre unimproved parcel was purchased for \$116,000 per acre with the intent to develop. For smaller parcels, the limited number of available vacant lots may indicate additional challenges to purchasing land besides cost. Further, though land prices declined during the economic recession, they have been increasing, as shown by the current price range for available vacant land, and may directly increase the cost of housing.

Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each type exists, depending on the size of the unit and the amenities provided, such as fireplaces, swimming pools, and interior fixtures, among others.

According to the Craftsman Book Company's 2022 National Building Cost Manual, using zip code modifiers for 95620, construction costs for a single-family home are approximately \$160 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home of good quality construction and including a two-car garage and forced-air heating/cooling in Dixon. Estimated total construction costs for such a home are \$321,930. These construction costs include labor, materials, and equipment but do not include costs of buying land.

Costs for multifamily construction are approximately \$161 per square foot. This is based on costs calculated for a four-story building in Dixon with 40 units and an average unit size of 800 square feet. The calculation is for a wood- or light-steel-frame structure, including forced-air heating and cooling and constructed of good quality materials. The estimated total construction costs for each unit are \$124,825, and total construction costs for the building are \$5,182,711. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.

Availability of Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act, lending institutions must disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government-backed loans.

The primary concern in a review of lending activity is whether home financing is generally available to all income groups in the community. Given the rising cost of a home in Dixon, low- and moderate-income households may have difficulty in obtaining home purchase loans from conventional sources such as banks or mortgage lenders. Specific housing programs, such as First-Time Homebuyer Programs or other mortgage assistance programs, can assist low- and moderate-income homeowners with down payment and closing costs, which are often significant obstacles to homeownership for these groups.

Table 11 illustrates interest rates as of May 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE 11: INTEREST RATES

Loan Length	Interest Rate ¹	APR
Jumbo Loans		
15-year fixed	4.375%	4.536%
30-year fixed	4.500%	4.614%
Conforming and Government Loans²		
15-year fixed	4.375%	4.675%
30-year fixed	5.125%	5.304%

Source: www.wellsfargo.com, May 2022 Notes:

1. *In 2022, a conforming loan is for amounts not exceeding \$647,200, and a jumbo loan is for amounts greater than \$647,200.*
2. *As of May 2022, interest rates are continuing to rise. While rates fluctuate over time, the current upward trend is in contrast to recent and historical lows.*

Available Dry Utilities

Dry utilities, including electricity, and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers are:

- Electricity: Pacific Gas & Electric
- Telephone: AT&T
- Internet Service: Wave, AT&T

GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in Dixon. Consistent with transparency requirements, (Government Code Section 65940.1 subdivisions [\(a\)\(1\)\(A\)](#) and [\(a\)\(1\)\(B\)](#)), the City's development standards and fees are available on the City's website.

1. Land Use Policies

The Land Use and Community Character Element of the Dixon General Plan sets forth the policies for guiding development. These policies, together with existing zoning regulations, establish the amount and distribution of land for different uses in the city. As described in **Table 12**, the General Plan has one residential designation for single-family dwellings, one designation for multifamily uses, and mixed-use designations that permit residential uses. These designations permit a varied level of density for urban residential uses.

TABLE 12: RESIDENTIAL LAND USE CATEGORIES

General Plan Land Use Designation	Zoning Designation(s)	Range of Density (du/ac)	Minimum Site Area per Unit (sq. ft.)	Typical Residential Type(s)
Low Density Residential (LDR)	R1-7, R1-10, R1-15, R1-20	Up to 9	R1-7 – 7,000 R1-10 – 10,000 R1-15 – 15,000 R1-20 – 20,000	Single-family homes, single-family attached, semi-attached, and duet homes
Medium Density Residential (MDR)	RM1, RM2, RM3, RM4, PMR	10 to 22	RM1 – 4,000 / 2 units RM2 – 3,750 / 2 units, 3,000 / 3 units; 3,000 / 4 or more units RM3 – 2,000 / 3 or more units RM4 – 1,500 / four or more units PMR – 4,350	Single-family homes, townhomes, garden homes, zero lot line homes, apartments, and condominiums
Other Designations Allowing Residential Uses				
Downtown Mixed Use (DT)	CD, PMU1, PMU2	Up to 30	PMU1 – 5,000 PMU2 – 2,000 to 4,000	Single-family homes, duplexes, triplexes, fourplexes, an multifamily structures, and single-room occupancy units
Corridor Mixed Use (CMU)	PMU	12 to 28	None	Single-family or multiple family residential dwelling units, single-room occupancy units
Campus Mixed Use (CAMU)	PUD	Up to 30	5 acres	Dependent on the use regulations of the zoning district in which the planned unit development is located

Source: Dixon Zoning Ordinance, 2021; Dixon General Plan, 2021

Specific Plans

Dixon has two specific plan areas—Southwest Dixon and the Northeast Quadrant. **Table 13** summarizes planned residential development for Southwest and Northeast Dixon.

Southwest Dixon Specific Plan: The Southwest Dixon Specific Plan area consists of approximately 477 acres and is located west of Porter Road and east of Interstate 80. Approximately 64 percent of the land is designated for residential use, and the remainder is for commercial uses and public facilities. The Specific Plan contains three residential land use designations that provide for housing from low-density single-family units to townhomes, cluster homes, and apartments. The Southwest Dixon Specific Plan was adopted by the City Council in 1995 and updated in 2005. Most of the specific plan is presently in agricultural use. Portions of the area remain under Williamson Act contracts; however, the land under contract does not include the sites for the apartment units or most of the medium-density housing.

Northeast Quadrant Specific Plan: The Northeast Quadrant Specific Plan area consists of approximately 643 acres and is southeast of Interstate 80 and northwest of Pedrick Road. The land use goals of this plan are to provide a variety of employment, retail, and services to the Dixon community and Interstate 80 users. This plan does not permit any residential land uses. The Northeast Quadrant Specific Plan was adopted by the City Council in 1995 and amended in 2003 and 2009.

TABLE 13: SPECIFIC PLAN RESIDENTIAL LAND USE SUMMARY

General Plan Designation	Southwest Dixon	
	Units	Acres*
Low Density	590	185.5
Medium Density – Low	644	112
Medium Density – High	131	9.7
Total	1,365	477.4

Source: Southwest Dixon Specific Plan, 2005.

**Note: Gross acres.*

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance (Title 18 of the Dixon Municipal Code). Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the Dixon General Plan. The Zoning Ordinance also helps preserve the character and integrity of existing neighborhoods. **Table 14** summarizes the relevant residential standards for both single-family and multifamily development. The City is currently (2022) going through a comprehensive zoning code update where standards are being updated and streamlined. This includes condensing the number of zones in the city, minimizing standards, and ensuring compliance with state law: (Program 4.1.3). The update is underway and is planned to be adopted in late 2023.

Single-Family Residential District Development Standards

The R1 district is the primary district for single-family residential development. The minimum lot area ranges from 7,000 to 20,000 square feet, which is designed to separate one family dwellings from the congestion and lack of privacy often associated with multiple-family dwellings. Only one single-family dwelling unit, and no more than one ADU and one Junior ADU (JADU), is permitted on each lot in this district. The height limit for single-family homes is generally 30 feet.

Multifamily Residential Development Standards

The RM Zone has four districts: RM1, RM2, RM3, and RM4. Both the RM1 and RM2 districts permit single-family dwellings and two-family dwellings or duplexes. The RM3 district permits multifamily dwellings with three or more units, and RM4 permits only multiple-family dwellings of five or more units. The minimum site area for RM-1 and RM-2 is 8,000 and 7,500 square feet, respectively. The minimum site area for RM-3 and RM-4 is 25,000 and 40,000 square feet, respectively. The minimum site per unit varies based on district and unit mix. The maximum height is 38 feet, and lot coverage is 40 percent in all RM districts. [Both the R-3 and R-4 zoning districts allow for three stories.](#)

In addition to the RM districts, the City also has the Planned Multiple Family Residential (PMR), Downtown Commercial, and Planned Mixed Use (PMU) districts, which allow residential development. The PMR district permits multifamily units on 9,000-square-foot lots with a minimum site area per dwelling unit of 4,350 square feet. The Downtown Commercial district allows multifamily units with no minimum lot size; this district also has 50-foot height limitations. The PMU district permits mixed-use development, including retail and office development in conjunction with multifamily units in the downtown area of the city. The PMU district has a minimum lot size of 5,000 square feet and 50 square feet lot width and a minimum site area that varies by district and the amount of units in the development.

The Agricultural (A) district permits or conditionally permits an incidental one family dwelling and farm employee housing.

TABLE 14: RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Zoning Ordinance												
	R1-20	A	R1-15	R1-10	R1-7	PMR	RM-1	RM-2	PMU-1	RM-3	PMU-2	RM-4	CD
Min. Site Area (sq. ft.)	20,000	108,900	15,000	10,000	7,000	9,000	8,000	7,500	5,000	25,000	5,000	40,000	0
Min. Site Area/Unit (sq. ft.)	20,000	108,900	15,000	10,000	7,000	4,350	4,000	3,750	5,000	2,000	4,000-2,000 ³	1,500	0
Min. Front Yard (ft.)	30	30	30	25	20	20	20	20	15	20	15	20	0
Min. Side Yard (ft.)	5, 12 ¹	15	5, 12 ¹	5, 12 ¹	5, 12 ¹	6 – 8	5-7	6-8	5	8-10	5	10-15	0
Min. Rear Yard (ft.)	20% of lot depth ²	25	20% of lot depth ²	20% of lot depth ²	20% of lot depth ²	25	25	25	10	25	10	25	0
Max Lot Coverage (percentage)	40	20	40										
Max. Bldg. Height (ft.)	30	35	30	30	30	38	38	38	36	38	36	38	50
Parking Req. (space/unit)	See Table 15												

Source: Dixon Zoning Ordinance, February 2022

- ¹ On a corner lot the minimum street yard shall be 15 feet, and the minimum side yard shall be 5 feet.
- ² The minimum rear yard shall be 20% of the lot depth to a maximum of 25 feet.
- ³ The minimum site area per unit is dependent on the units provided. The higher the unit count the lower the minimum site area.

Cumulative Impacts of Development Standards

State law requires the City to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. In the past, the primary development standard affecting housing cost was the lot size standard; however, since this standard effectively establishes a 7,500-square-foot minimum for single-family neighborhoods, this is not a constraint. Additionally, the passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the City currently allows development at densities up to 30 units per acre which is sufficient for market rate and affordable housing development. Further, as stated previously, the City is currently (2022) going through a comprehensive zoning code update (i.e., lot coverage, setback requirements) to streamline and facilitate development and ensure compliance with state law (Program 4.1.3). The update is underway and planned to be adopted in late 2023.

Typical Densities for Development

Dixon is a small city in Solano County, situated in the central valley between Sacramento and the Bay Area. Most of the city’s growth has been in single-family areas with residential lots generally varying in size from approximately 7,000 to 20,000 square feet in the low-density to medium- and high-density residential zones. Multifamily densities typically vary in size from 1,500 to 4,000 square feet per unit depending on the land use designation. The City has not received any requests to develop at densities lower than what was identified in the sites inventory. If a proposed project is consistent with the General Plan and zoning, it follows standard review procedures. In General Plan designations where minimum densities have been established, a map amendment would be required to develop below the minimum.

Parking Requirements

The City’s parking requirements for residential districts vary by housing type, the number of units, and parking needs. **Table 15** identifies the City’s parking requirements by housing type. The City may reduce parking requirements to provide housing for special needs groups. For example, the Planning Commission granted a reduction in the number of parking spaces required for the Dixon Second Street Apartment project for seniors, the La Esperanza affordable homeownership project, and the Heritage Commons project. As a part of the comprehensive Zoning Code update, the City will review and revise standards to ensure parking is not a constraint to development, specifically looking at reducing the parking standards for studio units and ensuring compliance with ADU/JADU requirements (Program 4.1.3).

TABLE 15: PARKING REQUIREMENTS

Residential Type	Parking Spaces ¹
Single-Family Dwelling	2 covered spaces
Two-Family Dwelling	
One- and Two-Bedroom Units	1.5 spaces, 1 of which is covered

Residential Type	Parking Spaces ¹
Three- or More Bedroom Units	2 spaces, 1 of which is covered
Condominiums, Townhomes, Cluster Homes	
One- and Two-Bedroom Units	1.5 spaces, 1 of which is covered, plus 1 guest space for each 2 units
Three- or More Bedroom Units	2 covered spaces plus 1 extra open space for each 2 units
Multi-Family Dwellings	
Studio Units:	1 covered space, 1 extra open space for each three units
One-Bedroom Units	1.5 spaces, 1 of which is covered, 1 extra open space for each 3 units
Two- or More Bedroom Units	2 spaces, 1 of which is covered, plus 1 extra open space for each 3 units
Senior Housing	
One Bedroom	0.75 covered space plus 1 extra open space for each 4 units ²
Two Bedroom	1 covered space plus 1 extra open space for each 4 units ²
Assisting Living and Congregate Care Facilities	0.25 spaces for each unit or bed, whichever is greater, plus 1 open space for each three employees based upon the maximum number on duty at 1 time ³
Accessory Dwelling Units	Not to exceed 1 parking space per unit. Spaces may be provided as tandem parking, including on an existing driveway or in setback areas, excluding the non-driveway front yard setback
Secondary Living Units	
One Bedroom	1 space, can be located to the side of the existing driveway within the front setback
Two Bedroom	2 spaces, can be located to the side of the existing driveway within the front setback
Mobile Home Park	2 spaces for each mobile home, 1 of which is covered is covered, plus 1 extra open space for each three mobile homes
Group quarters, sororities, fraternities, boarding houses	1 space for each sleeping room

Source: Dixon Zoning Ordinance, April 2022

¹ Covered Parking spot indicates that the space must be in a garage or carport.

² The City Planning Commission may reduce this number on a case-by-case basis.

³ The City Planning Commission shall determine the number of guest parking spaces needed on a case-by-case basis.

The City offers several optional, not required, mechanisms to facilitate the provision of a diversity of housing types. These mechanisms provide greater flexibility with regard to residential development

standards than conventional residential zone districts. These mechanisms, such as the Planned Development (P-D) district and density bonuses, are described in more detail below.

- **Planned Development District:** The P-D district is designed to facilitate a diversity of uses with greater flexibility than in conventional zone districts. In particular, the district encourages a mix of housing styles and costs, a more efficient use of open space, and variety in the physical development of the city. The P-D district was used for the La Esperanza affordable single-family home project as well as for Valley Glen and Southwest Dixon.
- **Planned Multiple Residential District:** The purpose of the PMR district is to reserve land for the development of multiple-unit residential development. The district emphasizes the development of a wide variety of multifamily or multiple residential dwelling types such as condominiums, townhomes, cluster homes, patio homes, and other forms of individual ownership in multiple density projects. The district supports higher-density development along with appropriate community facilities that complement the residential uses and meet the needs of residents. Both the Southwest Dixon Specific Plan and the previous Valley Glen Planned Development used the PMR designation for the development of cluster homes or townhomes.
- **Planned Mixed Use District:** The PMU district corresponds to the Downtown Mixed Use (DT) designation of the General Plan and is intended to facilitate the development of a combination of commercial, professional, and residential uses in the downtown. This district accommodates the need for housing in close proximity to employment, City services, and public transit. There are two PMU districts, PMU-1 and PMU-2. These zones are distinguished by the applicable minimum site per dwelling unit regulations, with PMU2 allowing smaller site areas for overall increased dwellings. Furthermore, one other district—Downtown Commercial—allows residential uses in commercial areas on the second floor of any structure. The City has seen recent development of mixed-use projects in the downtown. The Asher project was constructed in 2008 and included seven units with ground-floor commercial uses. No mixed-use projects have been developed in the downtown since 2008.
- **Specific Plans:** The City uses the specific plan process as a means to provide a wide variety of housing types as well as appropriate relief from the application of zoning regulations and development standards, when appropriate. The City has two specific plans: Northeast Quadrant and Southwest Dixon. The Southwest Dixon Specific Plan has a substantial residential component, which includes the development of apartments, cluster homes, and single-family units.

Review of Local Ordinances

Growth management programs facilitate well-planned development and ensure that the necessary services and facilities for residents are provided. Furthermore, the planning and land use decisions associated with growth management intend to enhance housing opportunities by concentrating housing in urban areas close to jobs and services rather than in sprawling developments that may threaten agricultural land and open space. However, a growth management program may act as a constraint if it prevents a jurisdiction from addressing its housing needs.

In 1986, Dixon voters approved Measure B, a growth management initiative. Voters reaffirmed the measure in 1996. The measure limits annual residential growth in the city to a number of dwelling units that is no more than 3 percent of the total number of housing units as of December 31 of the prior calendar year. In addition, Measure B is intended to create and maintain an approximate mix of 80 percent single-family housing units (including single-family attached and duplex units) and 20 percent multifamily dwelling units. The purpose of Measure B is to achieve a balanced housing mix and a steady, controlled rate of annual growth. In 2000, approximately 14.0 of the housing stock in Dixon consisted of multifamily units, compared to 18.0 percent of the housing stock in 2021, indicating that growth management has helped to create a more balanced housing stock. Measure B enables the City to enhance the mix of housing types by encouraging 20 percent multifamily units. The measure was also designed to ensure that City services and facilities would be adequate to serve the needs of existing and future residents.

Measure B includes one key categorical exemption so that it does not unduly constrain residential development, particularly affordable housing. This categorical exemption excludes development that was approved prior to the enactment of Measure B. This development is also exempt from the 80/20 residential mix objective and the 3 percent annual growth rate. In accordance with Ordinance 13-008 Section 2, any residential development allotment that remains unallocated after five years can only be used for affordable housing. The use of such allotments shall be determined by the City Council on a case-by-case basis and shall not be subject to either the annual or five-year allotment limitation.

In order to encourage the production of housing, any allotments from the residential development allotment pool that remain unallocated under Measure B at the end of each consecutive five-year period may continue to be used for housing. Furthermore, Measure B contains a nondiscretionary exemption that permits a higher number of units to be built in a single year. The measure’s “rollover” provision enables units not built during one year to be constructed in subsequent years as long as the total number of units approved over the five-year period averages 3 percent a year.

While Measure B manages residential growth in Dixon, it is not designed to prevent the City from meeting its share of the regional housing needs. In addition to the exemptions listed above, Measure B allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet the City’s share of the regional housing needs.

Table 16 shows that the 3 percent growth cap does not prevent the City from meeting its 2023–2031 RHNA. Based on 3 percent of the 2013 Department of Finance housing unit count (6,624) in Dixon, the City is able to build 198 units per year for the next seven years. For the City to meet its RHNA, Dixon needs to be able to accommodate 38 units per year.

However, to comply with the requirements of SB 330, the City will suspend Measure B for the 6th cycle planning period (January 31, 2023 through January 31, 2031). This action will take place with adoption of the 2023 – 2031 Housing Element (**Program 3.1.1**).

TABLE 16: MEASURE B AND THE 2023-2031 RHNA

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031
3% Growth Cap*	198	198	198	198	198	198	198	198	198

Annual goal to meet 2023-2031 RHNA	38	38	38	38	39	39	39	39	39
Annual goal to meet very low- and low-income 2023-2031 RHNA	16	16	16	16	16	16	16	16	16

* Based on 2021 Department of Finance housing unit count (6,624)

Note: Measure B allows unused growth from past years to be used in future years. Therefore, the 3 percent growth cap presented is an average of the permitted growth and if one year is lower, a future year may be higher.

Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table 17** summarizes the housing types other than single-family homes that are permitted within the primary zones in Dixon.

TABLE 17: HOUSING TYPES PERMITTED BY ZONE DISTRICT

Housing Types Permitted	Zone Districts									
	A	R1	RM1	RM2	RM3	RM4	PMR	PMU	CD	ML
Residential Uses										
One-Family Dwelling		P	P	P			P	P	P ¹	
Two-Family Dwelling (Duplex)			P	P			P	P	P ⁴	
Three-Family Dwelling (Triplex)				C	P				P ⁴	
Four-Family Dwelling (Fourplex)				C	P				P ⁴	
Multifamily Dwellings (5+ Units)				C	P	P		P	P ⁴	
Condominiums, apartments, town homes, cluster homes, patio homes, half-plexes							P			
Accessory Dwelling Units ²		P	P	P	P	P	P			
Secondary Living Units ²	P	P								
Special Needs Housing										
Residential Care Facilities (7 or more persons) ³		C	C	C	C	C				
Residential Care Facilities (6 or fewer persons) ³		P	P	P	P	P				
Farm Labor Housing ⁴	P									
Transitional and Supportive Housing ⁵		P	P	P	P	P	P			
Emergency Shelters										P

Manufactured/Mobile Homes and Mobile Home Parks ⁶		P							
Single-Room Occupancy Units								P	

Source: Dixon Zoning Ordinance, 2022

P = Permitted by right

C = Conditionally permitted

- ¹ Allows single-family or multiple-family residential dwelling units if located above the first floor of any structure.
- ² The City has included Program 4.1.3 to amend the Zoning Code to allow ADUs as a permitted use in all zones, residential and non-residential, that allow single-family or multi-family uses, in compliance with Government Code Section 65852.150. Program 4.1.3 will also amend the code to remove references to secondary living units, which currently have the same definition as ADUs in the Zoning Code.
- ³ Although Section 18.03.010 of the Dixon Municipal Code states “Those facilities which state law requires to be allowed in this zone to the extent provided by state law and subject to any constraints of said state law.” To ensure compliance with state law, the City has included Program 4.1.3 to review and revise the Zoning Code.
- ⁴ To comply with State law, the City has included Program 4.1.3 to permit employee housing compliant with the State Employee Housing Act (Health and Safety Code Sections 17021.5, ~~and~~ 17021.6 and 17021.8).
- ⁵ The City has included Program 4.1.3 to allow transitional and supportive housing in all zones where single-family uses are permitted and allow supportive housing as a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- ⁶ The City has included Program 4.1.3 to amend the Zoning Code to allow mobile and manufactured homes in the same manner as stick-built single-family homes in all zones where single-family homes are permitted.

Accessory Dwelling Units

Accessory dwelling unit are defined in Section 18.20B.030 of the Zoning Code as “an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.” ADUs can include efficiency units, as defined in the Health and Safety Code Section 17958.1, and are permitted by right in the R1, RM-1, RM-2, RM-3, RM-4, and PMR zone districts. Secondary living units have the same definition (Chapter 18.02), but are permitted by right in in the A and R1 zone districts. The City has included **Program 4.1.3** to permit ADUs and JADUs in compliance with State law and replace references to secondary living units with ADUs.

Mobile/Manufactured Homes

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 1 percent of the city’s housing stock consists of mobile homes. The City permits mobile homes and manufactured housing in the single-family residential district (R-1).

The City has included **Program 4.1.3** to allow mobile and manufactured homes in the same manner as stick-built single-family homes.

Farmworker and Employee Housing

According to the 2015-2019 ACS, an estimated 299 persons in Dixon are employed in the “agricultural and natural resources” industries; however, only a portion of these workers were employed as farmworkers. The number of persons living in Dixon and employed in such capacities is expected to continue to decrease. While the housing needs of farmworkers who live and work in Dixon on a permanent basis can typically be accommodated through affordable single- and multifamily housing, migrant farmworkers often have special housing needs. The Migrant Farm Labor Center, outside the city boundaries, provides housing to migrant farmworkers and their families. The center is operated by the Yolo County Housing Authority under an agreement with the Dixon and Solano County Housing Authorities. The center has 82 residential units for rent for farmworkers and their families who migrate up to 50 miles from the center.

State law (Section 17021.6 of the Health and Safety Code) requires that farmworker, or employee, housing with 12 units or 36 beds be permitted in the same manner as other agricultural uses in the same zone. Health and Safety Code Section 17021.5 requires that employee housing for farmworkers and other employees for six persons or fewer be allowed ministerially in zones allowing single-family residential structures. These two Health and Safety Code sections are known as the Employee Housing Act. The City’s Zoning Ordinance allows farmworker housing in the Agricultural (A) district in Dixon. The purposes of the Agricultural district include providing locations for permanent dwellings and transient accommodations for persons gaining their livelihoods from agricultural pursuits, and ensuring adequate light, air, and privacy for each dwelling unit. **Program 4.1.3** is proposed to amend the City’s Zoning Ordinance to fully comply with the Employee Housing Act.

The City has included **Program 4.1.3** to permit employee housing for six or fewer persons in all zones allowing residential structures, in the same manner, and employee housing for 12 units or 36 beds or more in agricultural zones.

Residential Care Facilities

Health and Safety Code Sections 1267.8 and 1566.3 require local governments to treat group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Though residential care facilities are not defined in the Zoning Code, Section 18.03.010 permits residential care facilities in all residential zones as “facilities that state law requires to be allowed in this zone to the extent provided by state law and subject to any constraints of said state law.” [The City has included Program 4.1.3 to review and revise the Zoning Code to ensure compliance with state law and to be consistent with fair housing requirements.](#)

Emergency Shelters

California Health and Safety Code Section 50801(e) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds ~~or persons permitted to be served nightly by the facility.~~
- Off-street parking based upon demonstrated need, ~~provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.~~
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters, ~~provided that emergency shelters are not required to be more than 30 feet apart.~~
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City had included **Program 4.1.3** to establish managerial standards.

The Dixon Zoning Ordinance permits emergency shelters by right in the ML district, where they are subject only to the same development standards as other uses in this zone. Currently, there is a total of 331 acres (49 parcels) of vacant land zoned as ML that is available for construction of an emergency shelter. Parcels range in size from less than one acre to over 100 acres in size. The typical parcel size ranges from .40 acres to 2 acres in size (21 parcels). The ML zone is closer to services, including grocery stores and medical facilities, and have-has access to transportation.

Low Barrier Navigation Centers

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions

- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 4.1.3 has been included to comply with State law.

Transitional and Supportive Housing

Transitional housing is defined in Chapter 18.02, Definitions, as housing with supportive services exclusively designated and targeted for recently homeless persons. Transitional housing services are intended to move recently homeless persons to permanent housing quickly, and limit rents and service fees to an ability-to-pay formula consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income people. Supportive housing is defined as housing with no limit of stay, occupied by the target group, and linked to on-site or off-site services that assist the resident to keep the housing, improve their health status, and maximize their ability to live and, when possible, work in the community.

Government Code Section 65583(c)(3) requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Transitional and supportive housing are both permitted in the R-1, RM, and PMR districts by right. The City has included **Program 4.1.3** to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone. Additionally, the zoning ordinance will be amended to allow transitional and supportive housing in all zones where supportive housing is a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Extremely Low-Income Households

Government Code Section 65583(a)(1) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SRO).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The City's Zoning Ordinance currently allows SROs in the Downtown Commercial (CD) district by right. The City has also included **Program 5.3.1** to assist with the development of housing for extremely low-income households.

Housing for Persons with Disabilities

Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the building official in Dixon. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multifamily apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis, but does not have a formal reasonable

accommodations process in place. Therefore, the City has included **Program 4.1.2** to establish a reasonable accommodation process in compliance with State law.

The City's Municipal Code does not impose any separation requirements between group homes or residential care facilities and sites planning requirements are no different for these uses than other residential uses in the same zone. Additionally, the City recently created brochures on universal design to formalize reasonable accommodation procedures, and made these resources available on the City's website. The Dixon Municipal Code defines family as an individual or two or more persons related by blood or marriage, or a group of not more than five persons, not including servants, who need not be related by blood or marriage, living as a single housekeeping unit. The City has included **Program 4.1.3** to amend the definition of family in the Zoning Code to comply with the State definition.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

The City's density bonus ordinance allows for density bonuses up to 35 percent. Therefore, the City of Dixon has included **Program 4.1.4** to increase the density bonus allowance comply with current state law (Government Code Section 65915). Despite the need for an ordinance update, the City is currently complying with the applicable State density bonus law.

Site Improvements and Development Fees

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure necessary to serve the new development. The City of Dixon collects development fees to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. **Table 18** identifies the typical development fees for single-family and multifamily housing.

The City requires pro rata payments for off-site extension of the water, sewer, and storm drain systems. It requires the developer to construct all internal streets, sidewalks, curb, gutter, affected portions of off-street arterials, and other standard conditions. New residential construction will be infill on scattered lots throughout the central part of the city or built in outlying areas, where infrastructure and/or adequate public services and facilities may be necessary.

Improved pedestrian-ways should not be less than fifteen (15) feet in width and may be required by the approving authority where needed for traffic safety or for access to schools, playgrounds, shopping facilities, other community facilities, or scenic easements. Easements inside the front property line must be provided and typically be ten (10) feet in width for utilities, street lights, signage, and similar such uses. Local /Local with Cul-De-Sac streets have a 37- to -48-foot right of way, including 5 feet for sidewalk; Minor Collector streets have a 53-foot right of way, while Industrial Collector streets have a 49-foot right of way, both including 6 feet for sidewalks. Major Collector streets have a 54- to 116-foot right of way, including 8 feet for sidewalks.

These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Dixon. The City does not impose any additional requirements as conditions of approval for new development.

Development Fees

Requiring developers to construct site improvements and/or pay pro rata shares toward the provision of infrastructure, public services, and processing increases the cost of developing homes and the final sales price or rent of housing. However, payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Dixon are comparable to and in many cases lower than most other cities in the region.

In order to assist projects that address specific needs in the community such as affordable housing, the City has provided reductions or offsets of development fees. The City provided the La Esperanza project with infrastructure fee offsets totaling approximately \$300,000. City fees were most recently updated July 1, 2021.

TABLE 18: SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENT FEES

Planning Fees	Fee Amount
Conditional Use Permit	\$1,123
Design Review – Residential	
Single-Family Dwelling and Duplex	\$375
Multiple-Family Dwelling (excluding Duplexes) per building	\$1,497
Environmental Review	
Notice of Exemption	\$149
General Plan Amendment	\$2,303
Rezoning	\$2,303
Specific Plan Amendment	\$2,303
Annexation	\$2,952
Map/Parcel Boundary Changes	
Tentative/Subdivision Map (Final) Map	\$1,779
Per Lot	\$599
Parcel Map (<4, no tentative map)	\$375
Per Lot	\$75
Parcel Map (>5 or w/ tentative map)	\$748
Per Lot	\$75
Lot Line Adjustment (minor)	\$386
Lot Line Adjustment (major)	\$996
Variance	\$1,870
Appeal Fee (of Community Development Director decision)	\$748
Appeal Fee (of Planning Commission decision)	\$1,556

Planning Fees	Fee Amount
Certificate of Compliance	\$75
Parcel Merger Waiver	\$375
Time Extension approved by Planning Commission to obtain building permit	\$599

Source: City of Dixon, July 2022

The City requires developers to pay impact fees to cover the City’s costs to provide services and utility infrastructure to new development. These fees determine the real costs to the City and County of providing adequate city services to new development. Impact fees are collected for municipal facilities, fire protection facilities, police facilities, park facilities, roadway facilities, and more. **Table 19** shows the breakdown of development fees for a typical 2,000-square-foot single-family home and a 1,000-square-foot multifamily home as part of a 20-unit project.

**TABLE 19: SUMMARY OF DEVELOPMENT FEES BY SQUARE FOOT:
RESIDENTIAL PROJECTS**

Development Fee	Single-Family	Multifamily
Building Plan Check	\$2,692.00	\$9,173.00
Building Inspection	\$1,317.00.31	\$3,669.65
Building Permit Issuance	\$48.00	\$48.00
City of Dixon Water	\$6,508.48	\$6,228.02 ¹
Transportation	\$11,071	\$6,620.00
Police	\$701.80	\$565.78
Fire	\$1,781.13	\$1,4241.59
Dixon Unified School District	\$6,400.00	\$3,200.00
Storm Drainage		
Fee Area A1	\$294.47	\$1,548.75
Fee Area A2	\$6,723.21	\$41,743.12
Fee Area A3	\$6,952.24	\$40,462.33
Fee Area B/C	\$1,924.24	\$10,191.55
Fee Area D/G	N/A	N/A
Administrative and Public Works Facilities	\$1,396.33	\$1,111.79
Parks and Recreation Facilities	\$13,850.11	\$11,036.59
Wastewater Facilities	\$15,367.72	\$25,702.20
Solano Capital Public Facilities	\$8,962	\$6,726
<i>Total Development Fees</i>	<i>\$70,095.88 - \$77,048.12²</i>	<i>\$88,322.62 - \$130,065.74²</i>
<i>Typical Building Construction Costs per unit (2022 estimate)</i>	<i>\$248,820.00</i>	<i>\$129,200.00</i>

Development Fee	Single-Family	Multifamily
Total Housing Cost (not including land costs)	\$318,915.88 - \$325,868.12 ²	\$217,522.62 - \$259,265.74 ²
Fees as a % of Total Housing Costs	22.0% - 23.6%	40.6% - 50.2%

Source: City of Dixon, 2022; Solano County, 2019

1. Fee is for a 3/4-inch meter, 1-inch meters have a fee of \$10,864.14 and large projects may require an irrigation connection.
2. Total varies based on the area for drainage fees.

Development Permit Procedures

Development review and permit processing are necessary steps to ensure residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The City of Dixon can encourage the construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. Based on the Permit Streamlining Act, governmental delays can be reduced in two key ways by (1) limiting the processing time for development in most cases to one year, and (2) requiring public agencies to specify the required information to complete an acceptable application.

The permitting and review process for residential projects in Dixon includes an optional preapplication review meeting, submittal of the application, a review for completeness by Planning and Development staff, internal review by the Design Review Commission (Planning Commission) and other City agencies, and review and approval by the Planning Commission and, if necessary, the City Council. **Table 20** identifies the approximate time necessary for review of residential developments. In general, the process for development of a subdivision on vacant land and needing an environmental impact report takes 1 month to 1 year to process. For smaller subdivisions, multifamily, and single-family projects the time frame is 1 to 12 months. All of these estimates include the time to obtain a building permit. However, the time necessary for review depends on the complexity of the project and whether an exception from development standards, existing land use, or operating conditions is requested. As an example, the time for environmental review can vary substantially depending on whether an environmental impact report or a negative declaration is required. For projects that involve multiple requests, all the applications are processed concurrently whenever possible.

Review of residential projects typically involves the determination of conformance with the City's General Plan and compliance under the California Environmental Quality Act. If the project is not consistent with the General Plan, a General Plan amendment may be required. The project is also reviewed to determine whether the type and amount of residential development is consistent with the zoning for the site; otherwise, a zone change is required. Several residential projects have been granted General Plan amendments and zone changes, including the La Esperanza affordable single-family project, the Dixon Second Street Senior Apartments, the Pheasant Run #7 residential development, and Heritage Commons.

TABLE 20: DEVELOPMENT REVIEW TIME FRAMES

Development Permit/Review Process	Single-Family Time Frames	Multifamily Time Frames	Subdivision Time Frames
Plan Review	3 – 4 weeks	4 – 6 weeks	2 – 4 months
Zone Change and GP Amendment	4 – 8 months	4 – 8 months	3 – 6 months
Environmental Review	1 month - 1 year	1 month - 1 year	1 month - 1 year
Design Review	2 – 3 months	2 – 4 months	N/A
Planning Commission approval	2 – 3 months	2 – 4 months	2 – 4 months
City Council approval (if necessary)	N/A	N/A	1 – 2 months
Total Time	1 month to 1 year	1 month to 1 year	1 month to 1 year

Source: City of Dixon, 2022

Senate Bill 330 Procedure

The City of Dixon permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program 6.2.1** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

Approval to Building Permit

After the City approves a project, such as at Planning Commission or City Council hearing, it becomes the applicant’s responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional City clearances and paying fees as outlined in a project’s conditions of approval. Other necessary actions include:

- Preparing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements and rights of entry

A few of the bulleted items, such as the construction drawings, require City review prior to issuance of a building permit.

In many cases, the length of time between a project's approval and building permit issuance is determined by the applicant. The time frame can range from building permit being submitted to building department before the entitlement is even approved, to never being submitted. On average, the process takes two to four months for issuance of building permit after entitlement approval. The City's initial review for both civil plan and building permit approval is typically three to four weeks; if corrections are necessary, a subsequent review takes within one to three weeks. The time the applicant takes to make corrections between these reviews varies, but once a project begins the construction plan review process, responsive applicants can typically achieve the following general timelines:

- Civil plan approval (e.g., grading, water, sewer, streets): three to six months
- Building permit approval: three to six weeks

Design Review

Most residential developments must submit a design review application. These consist of single-family dwelling remodeling, new multiple-family residential, multiple-family remodeling that would alter external appearance, and production single-family dwellings or duplexes. The Planning Commission serves as the Design Review Commission (DRC) and reviews applications unless there is another associated entitlement application which requires city council action.

As part of the upcoming Zoning Ordinance update, the City plans to clarify and streamline the list of improvements that are subject to Design Review and create a lower-level tier for minor applications. Instead of the Planning Commission, staff would be able to review and approve these minor applications. More information about the design review process is in the bullet list, below.

Applications are processed on a first-come, first-served basis. The City's Community Development Director has the authority to approve single-family or duplex developments that adhere to the City's design guidelines. All other development plans must be reviewed by the DRC prior to the application for a building permit. The focus of the review is mainly on compatibility, the quality of the site plan, and the architecture.

The Planning Commission serves as the DRC and is composed of seven members appointed by the City Council. The DRC is responsible for reviewing the siting of structures, landscaping, building design, and other design-related issues for all types of development, including residential. All multifamily development and new subdivisions are subject to review by the DRC, as is the external remodeling of any existing multifamily complex that would alter its external appearance.

The design review process takes about two to four months for most projects. Neither the design review process nor the DRC is a substantial constraint to development. In most cases, [single family and multifamily](#) developments require only one review [meeting](#) by the DRC, and fees to cover the cost of design review are included in overall planning fees. [If rezoning/General Plan amendment or CEQA process is required, 2 to -3 meetings before the Planning Commission is typical for single family or multifamily projects.](#)

Design review procedures are:

- The review procedure for all applications may consist of a preliminary plan and a final plan or just the latter. The DRC encourages a preliminary and final plan in instances of large or complicated development projects.
- Preliminary review by the DRC has the following purposes:
 - Indicates to the applicant major areas of deficiency and good design.
 - Instructs the applicant regarding sections of the project that are unacceptable or need minor revisions.
 - Informs the DRC on the scope of the project for the final review stage.
- When any project is brought before the Planning Commission that requires DRC approval, the Planning Commission shall, before it takes action on the project, refer it to the DRC for review and comment.

The functions of the Director and DRC shall be to review the following criteria for all applicable structures:

- Siting of all structures as designed on a site plan.
- Landscaping, fencing, and other screening as designed on a landscape or irrigation plan featuring all existing trees and shrubs and proposed plantings.
- Design of all circulation and parking and loading facilities for automobiles and bicycles.
- Location, design, and screening of garbage/recycling facilities.
- Details of fencing; public works items such as curb cuts, curbs, gutters, sidewalks, sidewalk design, drainage, and fire hydrants.
- Location, design, and intensity of all exterior lighting.
- Location and design of addressing system or graphics and mail delivery system.
- Location and design of all required open space areas.
- Exterior elevations or perspective drawings of structures, including but not limited to building height, description of all building materials, building colors, and screening of utility meters and mechanical equipment.
- Design, placement, dimension, and colors of all proposed signs and exterior graphics as required by ordinance.
- Review of design and placement of facilities for disabled persons.
- Review of design of facilities for compliance with Attachment 4 of the California State Water Resources Control Board's Water Quality Order No. 2003-005-DWQ, as may be amended, supplemented, or superseded.

All guidelines listed above are design guideline objectives and do not pose a constraint to the development of housing; they are meant to assist in providing direction for each project.

Building Codes and Enforcement

The City of Dixon has adopted the 2016 California Title 24 Building Codes, which establish standards and require inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitating older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City currently has five substantive local amendments to the California Building and Plumbing Codes. They include (1) requiring four-inch-thick concrete slabs, (2) requiring concrete mix to have five sacks per cubic yard, (3) requiring rebar 18 inches on center (4) prohibiting water piping from being installed in or under a concrete slab resting on the ground without prior approval of the building official (this amendment is designed to make it easier to repair ruptured pipe), and (5) allowing wood shakes/shingles with a Class B fire rating as an exterior siding material. The first three amendments are based on the local geology of the highly expansive soil throughout the city; they are designed to create stronger concrete and intended to address the past moisture problems many residents have experienced in their homes. However, until the City adopts the most recent CBC, local amendments cannot be enforced. The City ~~plans to adopt~~ the 2022 California Building Code ~~by in on December 6, 2022-November 2022.~~

The City's Code Enforcement Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Staff handles complaints on a reactive basis, primarily related to property maintenance, building code issues, illegal structures, and inoperative vehicles, among others. Most of the complaints affecting housing are related to the city's new housing stock, primarily regarding illegal construction of sheds, fences, and similar projects. To assist homeowners with housing condition problems, Code Enforcement staff offers information about the City's rehabilitation program.

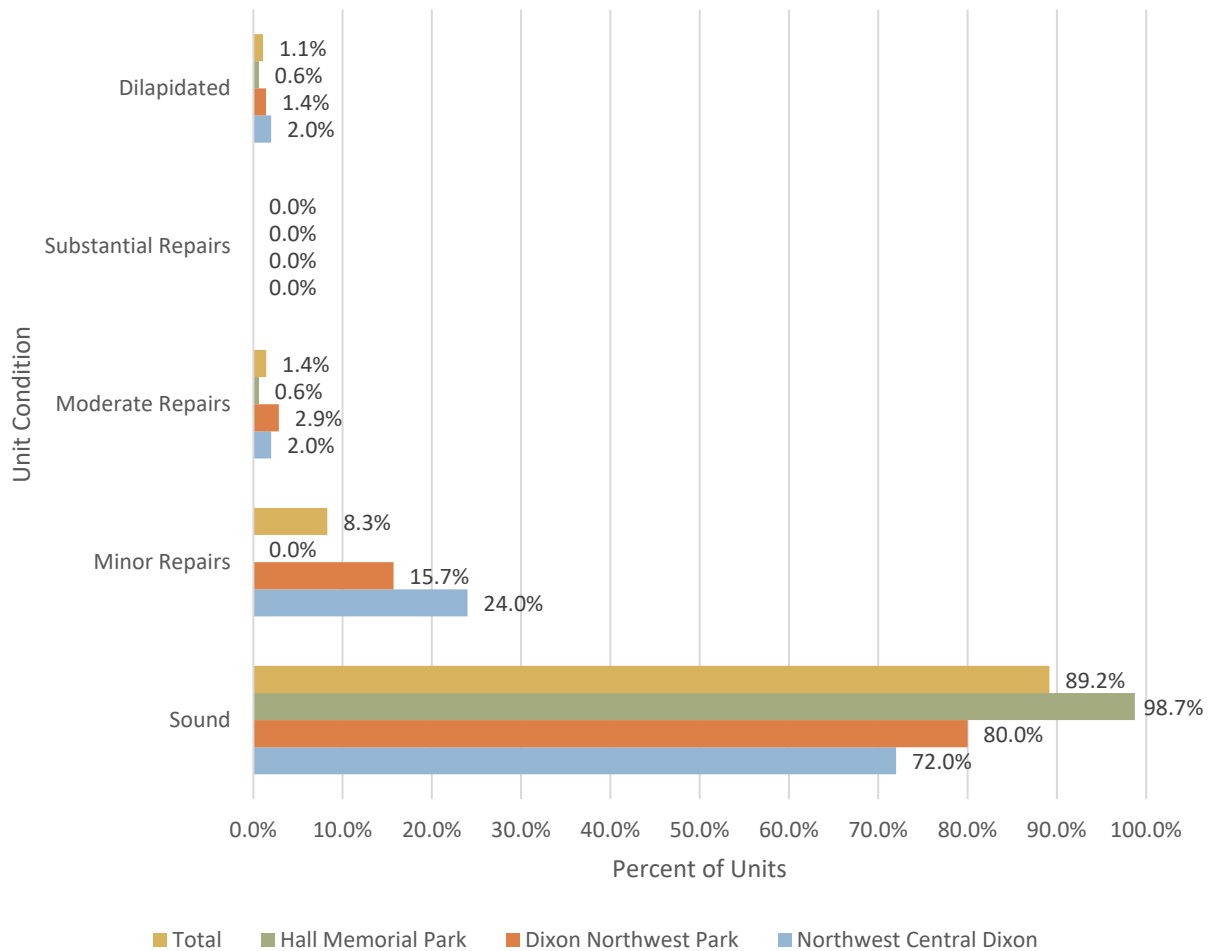
Housing Conditions Survey

On March 15 and 16, 2022, the City of Dixon conducted a windshield survey of housing conditions on 283 lots in the city across three general areas—the northwest portion of central Dixon, northwest of N. Adams Street and north of W. F Street; the Hall Memorial Park neighborhood and dwelling units to the north across E. A Street; and the Dixon Northwest Park neighborhood, south of W. F Street and east of N. Almond Street. Of the 283 lots surveyed, 5 were found to be vacant and 1 was not visible from the survey location, for a total of 277 units. The survey assessed the condition of the foundation, windows, roof, electrical, and siding on the physical unit and identified whether the unit had gutters, a driveway, and adequate site drainage and was on a paved street with curbs and sidewalks. For each physical feature, units were assessed based on the degree to which repairs were needed, ranging from “in good condition” or “does not need repair” (0 points) to “needs replacement” (10 to 25 points). Units with a total score of 9 or less are considered sound, scores 10 to 15 are considered in need of minor repairs, scores of 16 to 29 need of moderate repairs, scores of 40 to 55 need substantial repairs, and scores 56 or above are considered dilapidated.

In northwest central Dixon, 49 houses and 1 ADU were surveyed—36 units were in sound condition with few to no visible repair needs; 12 were in need of minor repairs; 1 was in need of moderate repairs; and 1 was considered dilapidated. Most of the units in this neighborhood were single-family homes with detached garages (72.9 percent), and the remainder had attached garages. One home had

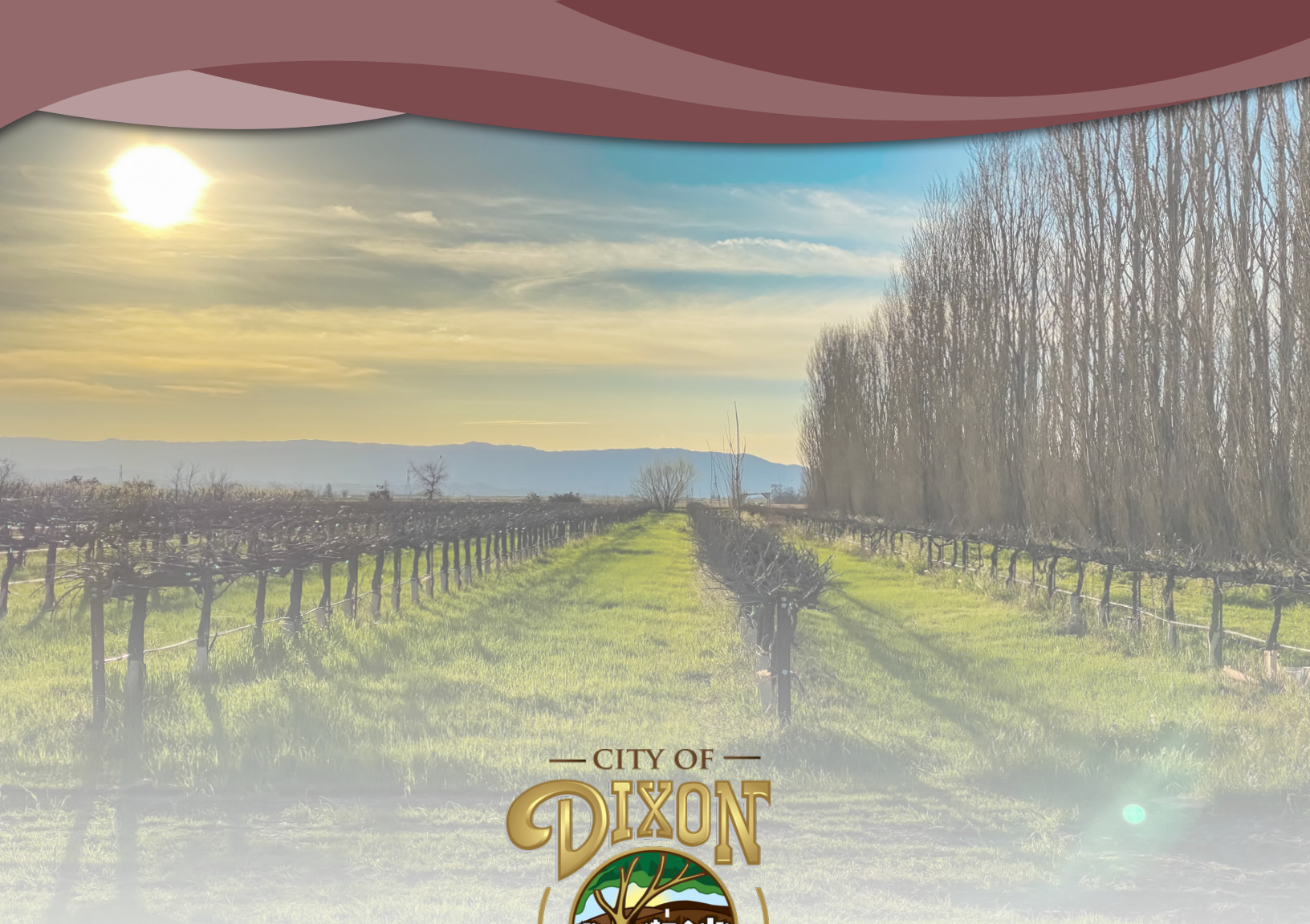
an ADU above the detached garage. In Dixon Northwest Park, 56 single-family homes with attached garages and 14 with detached garages were surveyed—80.0 percent were considered sound, 15.7 percent needed minor repairs, 2.9 percent needed moderate repairs, and 1.4 percent were considered dilapidated (see **Figure 3**). In the greater Hall Memorial Park neighborhood, 157 homes were surveyed—121 single-family homes with attached garages, 22 single-family homes with detached garages, and 14 duplexes. Of these homes, 155 were in sound condition, 1 unit needed moderate repairs, and 1 unit was considered dilapidated. Based on the results of this survey, the City estimates that approximately 10 percent of the housing stock is in need of rehabilitation (see Table 2-22) in the Regional Housing Needs Assessment). However, the City has identified **Program 1.1.1** to promote the availability of rehabilitation assistance programs for lower-income households and **Program 1.2.1** to enforce code compliance for habitability of homes.

FIGURE 3: HOUSING CONDITIONS SURVEY RESULTS



Source: City of Dixon, 2022





101 Parkshore Drive, Suite 200

Folsom, California 95630

† 916.245.7500

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ATTACHMENT 3

DIXON PLANNING COMMISSION

RESOLUTION NO. 2023-_____

**A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE
DIXON CITY COUNCIL APPROVAL OF AN UPDATE TO THE
NATURAL ENVIRONMENT ELEMENT OF THE DIXON GENERAL PLAN 2040**

WHEREAS, Government Code Section 65300 requires the City of Dixon (“City”) to adopt and maintain a General Plan that contains certain elements, describes the City’s long-term goals for growth and development, and identifies policies and programs to achieve those goals; and

WHEREAS, on May 18, 2021, the City completed a comprehensive General Plan update process that commenced in 2014, by adopting General Plan 2040. As part of the General Plan 2040 update, the Natural Environment Element was adopted, which included the Safety Element, which is one of the eight state-mandated General Plan elements; and

WHEREAS, pursuant to Government Code section 65302(g), the City must update its Safety Element concurrent with any update to the Housing Element to address risk of flood and fire, an assessment of climate change vulnerability, strategies for climate change adaptation and resilience, and emergency evacuation routes; and

WHEREAS, the City commenced the state-mandated update to its Housing Element to comply with the 6th Housing Element Cycle. Therefore, a corresponding update to the 2021 Natural Environment Element, which contains the Safety Element, has been initiated and prepared by the City; and

WHEREAS, in accordance with Government Code sections 65351-65352.5, the City has provided opportunities for public input and involvement on the update to the Natural Environment and provided opportunities for consultation to affected public agencies and California Native American tribes on the Natural Environment Element; and

WHEREAS, the 2023 Natural Environment Element update must be internally consistent with General Plan 2040; and

WHEREAS, the 2023 Natural Environment Element update will supersede the 2021 Natural Environment Element text and maps; and

WHEREAS, the City’s Natural Environment Element incorporates by reference the current Solano County Multijurisdictional Hazard Mitigation Plan, approved by the Federal Emergency Management Agency in 2022, as required by Assembly Bill 2140 to increase opportunities for financial assistance under the California Disaster Assistance Act; and

WHEREAS, the staff report and supporting materials accompanying this Resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this Resolution; and

ATTACHMENT 3

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.; “CEQA”) and the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), an Environmental Impact Report was prepared for the General Plan 2040, which determined that the adoption of General Plan 2040, which included updates to the Natural Environment Element, may have potentially significant impacts to the environment that can be mitigated to less than significant levels or which cannot be mitigated to less than significant levels and which are thus significant and unavoidable; and

WHEREAS, on May 18, 2021, the City Council adopted Resolution No. 21-098 certifying the Final Environmental Impact Report for the General Plan 2040 project (*State Clearinghouse No. 2018112035*), adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, and adopted the Dixon General Plan 2040; and

WHEREAS, Section 15164 of the CEQA Guidelines provides that an Addendum to a previously adopted environmental impact report or mitigated negative declaration may be prepared if only minor technical changes or additions to the project are necessary, or none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent environmental impact report or mitigated negative declaration have occurred; and

WHEREAS, the City’s Planning Division has prepared an Addendum to the General Plan 2040 Environmental Impact Report for the proposed project (“Addendum”), which determines that none of the conditions described in CEQA Guidelines section 15162 will occur; and

WHEREAS, on February 14, 2023, the Planning Commission conducted a duly and properly noticed public hearing, reviewed the Addendum and Natural Environment Element and all pertinent maps, documents and exhibits, the staff report and all attachments, and oral and written public comments, and determined the Natural Environment Element to be consistent with General Plan 2040; and

NOW, THEREFORE BE IT RESOLVED, upon its review of all documents and exhibits contained herein, and after due deliberation and based on its independent judgement, that the Planning Commission hereby finds and recommends to the City Council approval of the 2023 Natural Environment Element as follows, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Planning Commission hereby finds that the updates to the Natural Environment Element comprise a long-range, internally consistent statement of the City’s goals, policies, and actions relating to public health and safety. The Planning Commission further finds that the Natural Environment includes the contents required by Government Code Section 65302(g).
3. The Planning Commission hereby finds that the updates to the Natural Environment Element will promote the public health, safety, and welfare of the City’s residents by updating goals, policies, and actions to guide the City’s preparation, response, and recovery to natural and human-caused hazards within and surrounding the City’s Planning Area.
4. The Addendum to the General Plan EIR prepared for the 2023 Natural Environment Element project has been completed in compliance with CEQA.

ATTACHMENT 3

- a. The Addendum to the General Plan EIR was presented to the Planning Commission, which independently reviewed and considered the Addendum, and the Planning Commission has exercised its independent judgment in making its recommendation on the findings and determinations set forth herein.
 - b. Based on the evidence submitted and as demonstrated by the analysis and findings included in the Addendum, none of the conditions described in section 15162 of the CEQA Guidelines calling for preparation of a subsequent environmental impact report have occurred.
5. The Planning Commission hereby recommends that the City Council approve the 2023 Natural Environment Element attached hereto as **Exhibit A**.

ADOPTED at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 14th day of February 2023:

AYES:

NOES:

ABSENT:

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:

BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

Exhibit A
2023 Natural Environment Element Update

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NATURAL
ENVIRONMENT

2



2.1 INTRODUCTION

Open space, agricultural resources, and the natural environment are an integral part of Dixon’s sense of place. The community is surrounded by fertile agricultural land, the groundwater is abundant and high quality, and the delta breezes blow in most every evenings with cool, fresh air. From the origins of European settlement in the area through to the present day, Dixon’s agricultural heritage is evident in its respect for the land.

This Element addresses the natural environment in Dixon, including open space and agriculture, water resources, and local plants and animals; conservation and stewardship, including conservation of water and energy and waste reduction; and community resilience, which includes sections dealing with hazards and safety, climate change, and emergency preparedness and with pollution and

environmental justice. Where topics, policies, and actions from other chapters overlap with Natural Resources and Open Space, references to those chapters are noted.

This Natural Environment Element incorporates the City of Dixon Natural Environment Element Background Report, found in Appendix X of the General Plan. This report includes additional context and background information about seismic and geologic hazards, flood hazards, fire hazards, emergency preparedness and response, hazardous waste and materials, agricultural and ecosystem pests, drought, extreme heat, severe weather, and human health hazards, including the populations and assets that are most vulnerable to each of these hazards due to climate change.

2.2 NATURAL RESOURCES IN DIXON

AGRICULTURAL LAND AND NATURAL OPEN SPACE CONSERVATION

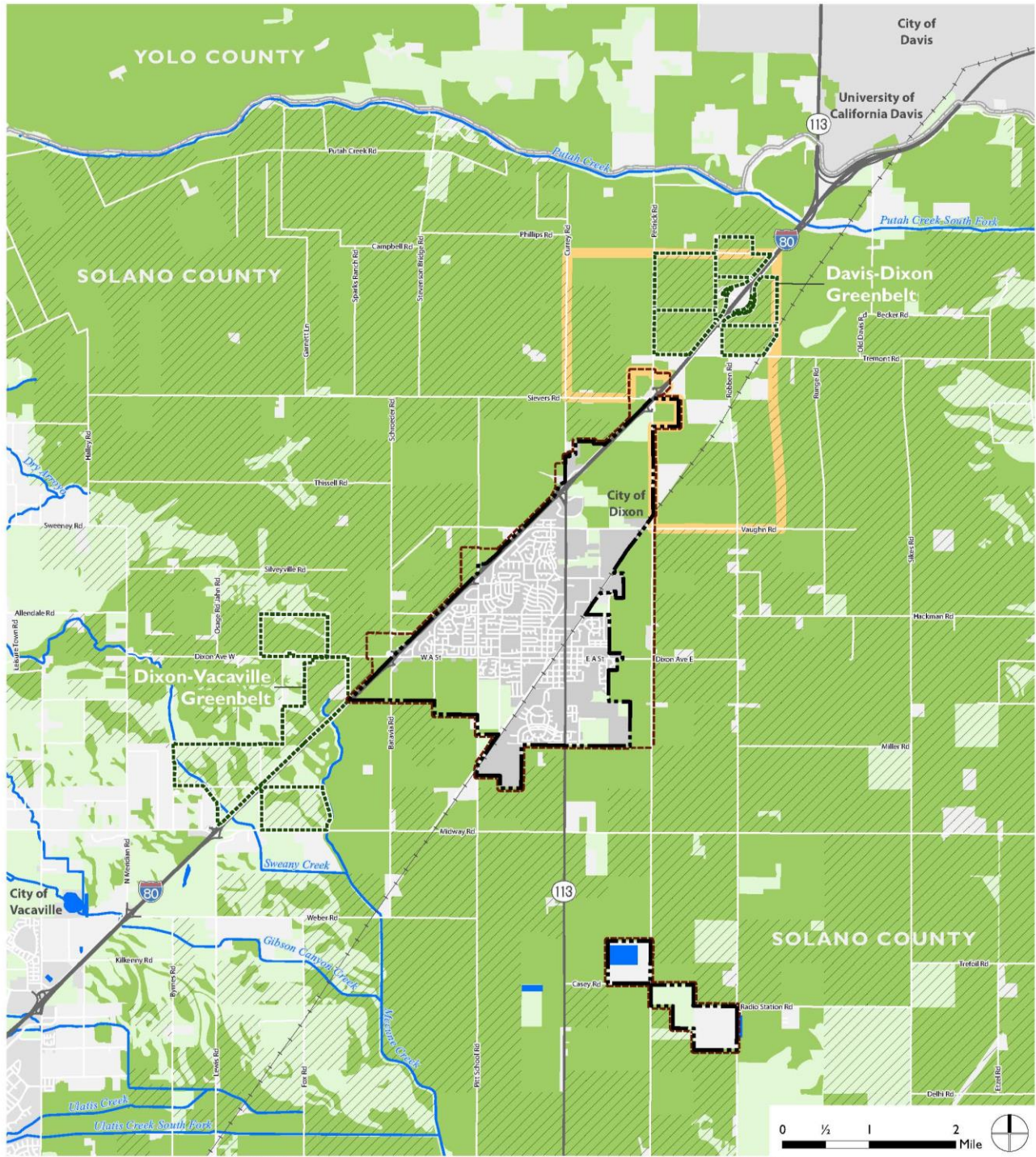
Western-style farming began in today’s Dixon in the mid-1880s with subsistence farming and raising livestock. Early

farmers and ranchers settled in the fertile lands around Dixon, and by 1900, had made a name for Dixon as “Dairy City.” Dixon’s strong agricultural heritage continues to this day, with cattle and

sheep still numbering among Solano County’s top ten crops by value. The area’s most valuable other crops include walnuts, nursery products, almonds, tomatoes, alfalfa, grapes, sunflowers, and wheat, many of which can be seen growing in the fields right next to Dixon’s homes and businesses.



Figure NE-1 Open Space and Agricultural Land



Data Source: Solano Transportation Authority, 2016; CA Department of Conservation, FMMP, 2016; Solano County GIS, 2019; City of Dixon, 2019; Dyett & Bhatia, 2017

- | | | |
|----------------------------------|----------------|---------------------|
| Greenbelt | Prime Farmland | Railroad |
| Priority Conservation Area (PCA) | Other Farmland | Dixon City Limit |
| Williamson Act Parcel | Water | Sphere of Influence |
| | | County Boundary |

Today, Dixon is a community ringed by protected open space, primarily land in active agricultural production. Solano County has over 200 square miles of prime farmland, classified by the California Department of Conservation's Farmland Mapping and Monitoring Program as having the best combination of characteristics for crop production. These lands can produce high-yield crops due to excellent soil quality, lengthy growing season, and dependable irrigation. Other nearby farmlands have some of these characteristics, and sustain fruit trees, crops, or livestock. As shown in Figure NE-1, any of the Dixon area's agricultural lands are protected by the California Land Conservation Act of 1965, otherwise known as the Williamson Act, which aims to discourage the unnecessary and premature conversion of farmland to other land uses. The Williamson Act gives tax incentives to landowners who agree to maintain agricultural uses on their land for period of ten years, with automatic renewal.

Hundreds of acres of agricultural land around Dixon have been additionally preserved as farmland through greenbelts, innovative conservation strategies which use easements to protect farmland. The land is purchased, has agricultural easements applied, and is then resold to farmers, maintaining the easements and preserving the agricultural use in perpetuity. The Vacaville-Dixon Greenbelt, which the City of Dixon purchased in partnership with the City of Vacaville in 1996, contains 1,003 acres of agricultural lands. In 2005, the City of Dixon partnered with the City of Davis, UC Davis, California Department of Conservation, and the U.S. Department of Agriculture's Natural Resource Conservation Service to begin purchasing land for the Davis-Dixon Greenbelt, which currently contains over 400 acres of farmland, and is managed by the Solano Land Trust. Conserving these important agricultural resources is critical for maintaining Dixon's agricultural character, and for contributing to air and water quality, local habitat, economic sustainability, and quality of life.



Agricultural and Ecosystem Pests

Agricultural pests and diseases can affect crop plants, orchards, and nurseries throughout and surrounding the City of Dixon. Pests and diseases can slow the growth of plants, inflict damage, or lead to fatalities. Pesticides and herbicides can help crops resist pests and diseases, and new crop varieties may be pest-resistant, but quickly evolving pests may make it difficult for some plant species to survive.

Agricultural pests and diseases in Solano County include false yellowhead (*Dittrichia viscosa*), Mediterranean fruit fly (*Ceratitis capitata*), Pierce's disease, and sudden oak death. The Solano County Agricultural Department, in cooperation with state and local agencies, has established eradication, quarantine, and control programs to minimize the spread of these pests and diseases.

Agricultural and ecosystem pests will likely be an ongoing presence in Solano County and Dixon, though their activity can be partially managed via the County's pest-control initiatives. Pest activity is likely to increase as higher temperatures caused by climate change increase the activity window for pests and diseases. Row crops can be affected by fungal pathogens and invasive disease vectors as temperatures continue to rise, affecting the quality and viability of crops.

WATER RESOURCES

Surface water resources in and near Dixon include vernal pools, irrigation and drainage canals, and local detention ponds, as shown in Figure NE-2. Vernal pools are formed by winter and spring rainwater, and last for only a few months. Irrigation ditches and canals flow through the lands around Dixon: the Dixon Resource Conservation District, established in 1952, restructured naturally-occurring creeks and regional drainage paths into a 70-mile system of ditches and canals

known as the Dixon Drain. Originally constructed to manage winter rainwaters, the Drain now also collects irrigation tailwater year-round; run-off waters drain to Ulatis Creek and Hass Slough, eventually entering the Sacramento River Delta and flowing into Suisun Bay and San Francisco Bay. Dixon's Ponds A, B, and C, south of the City, retain water to help to prevent flooding, are planted with native vegetation to filter water, and allow water infiltration into the ground. (Chapter 4: Public Facilities and Services contains more details about stormwater management in Dixon.)

These water resources are subject to California laws that require surface waters be used beneficially (including for municipal or domestic supply, fishing, groundwater recharge, habitat, recreation, or agriculture), and require water management practices that ensure that water is not wasted.

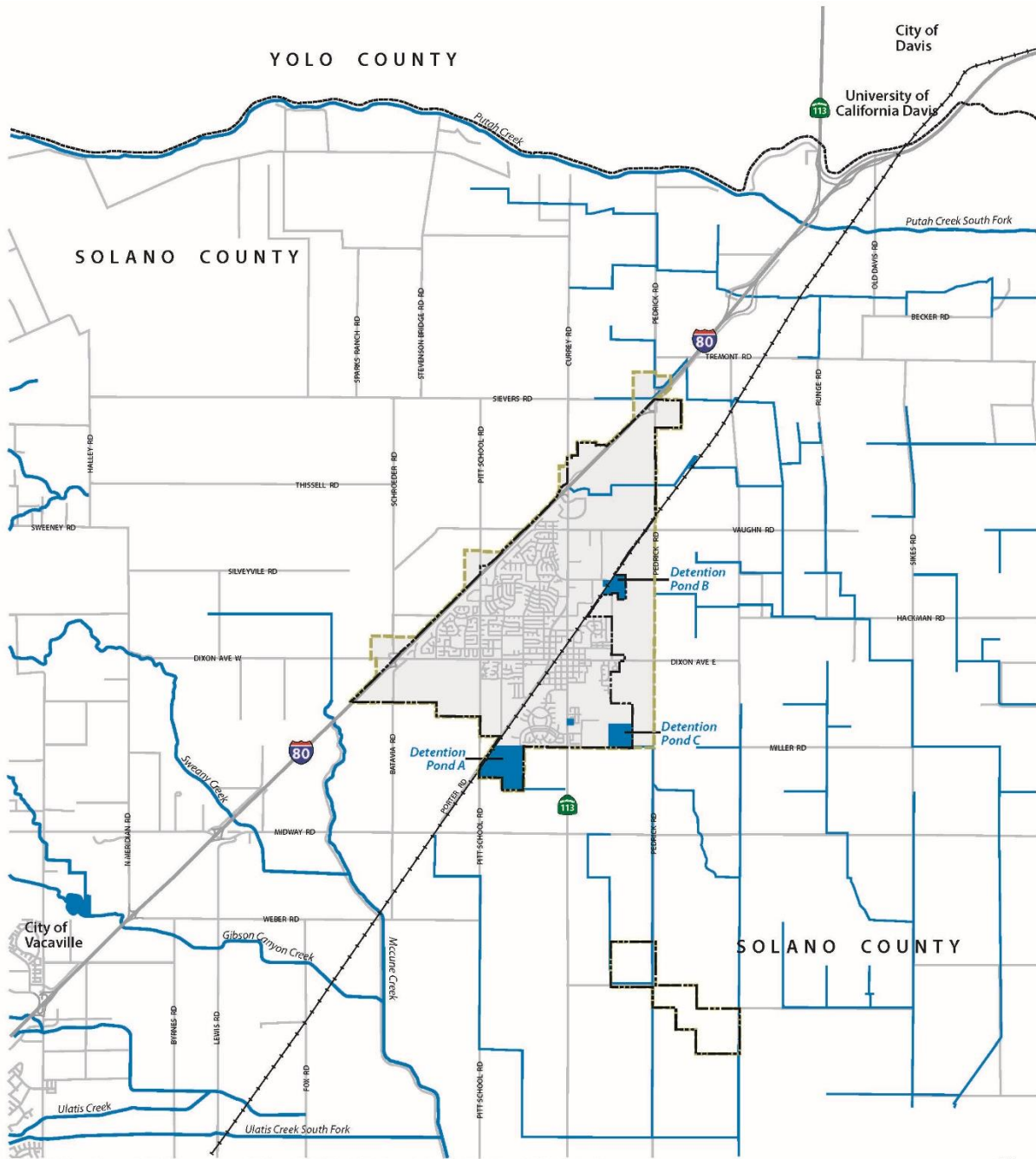
Dixon's groundwater is part of the Sacramento Valley – Solano Subbasin, which is roughly bounded by Putah Creek to the north, Davis and Fairfield to the east and west, and the San Joaquin River near Pittsburg to the south. Without proper management, groundwater basins can be overdrawn, leading to less storage capacity, poor water quality, less overall available water, and even ground subsidence, in which less water in the ground causes soil to compact and sink, cracking infrastructure and destabilizing buildings. Groundwater levels can also be impacted by urban places that contain extensive impermeable surfaces like asphalt and concrete, which restrict water infiltration into the soil.

VERNAL POOLS



Situated in the gently rolling topography of the Central Valley, the claypan soils around Dixon create naturally- occurring vernal pools each spring: temporary lakes and ponds that form when impermeable soils trap rainwater aboveground. These vernal pools provide critical habitat to hundreds of local species. In 1987, the National Park Service designated the Dixon Vernal Pools, centered about ten miles south of the City, as a National Natural Landmark: the best example of valley needlegrass grassland and a critically rare natural community type.

Figure NE-2 Water Resources



Source: Solano County, 2019; Department of Fish and Wildlife, 2019; City of Dixon, 2019; Dyett & Bhatia, 2019.



- Detention Basin
- Creeks/Canals
- Dixon City Limit
- Sphere of Influence
- Railroad
- County



A northern shoveler duck. Photo by Bobby Vogt.

California’s groundwater is regulated under the 2014 Sustainable Groundwater Management Act (SGMA); based on high expected population growth, groundwater reliance, number of active wells, and possibility of overdraft and ground subsidence, the Solano Subbasin is currently designated as a medium-priority basin. Solano County Water Agency monitors the Subbasin’s ~~w~~groundwater levels, ~~and which have s~~ ~~seen been~~ stable groundwater levels since the Monticello Dam’s construction in the late 1950s ensured a year-round site for groundwater infiltration.

The Solano Subbasin water provides all of the City of Dixon’s municipal water supply, pumped up from five wells. The Subbasin also provides the irrigation water for Solano County’s agriculture; exactly how much of the Subbasin water is used for irrigation is not known. Per the requirements of the SGMA, local water sustainability agencies are now working on plans to measure and more closely monitor groundwater use, and to ensure that they are drawn from sustainably. The City of Dixon participates in the Solano Basin Groundwater Sustainability Agency, which ~~is currently developing~~ developed the Solano Basin Groundwater Sustainability Plan (GSP), ~~required to be complete by January 31, 2022~~ adopted in April 2022.

The Solano Subbasin GSA Collaborative developed the 2022 Solano Subbasin GSP to

ensure the sustainable management of the region’s groundwater and to fulfill the requirements of the Sustainable Groundwater Management Act. Projects and management actions in the GSP include developing outreach materials and incentives for municipal and industrial water users to increase water-use efficiency; evaluating the use of specific managed aquifer recharge activities on local farms; developing a program to incentivize voluntary participants to reduce water consumption; monitoring Solano Subbasin conditions; providing groundwater education to the community; and expanding the use of recycled water.

LOCAL PLANTS AND ANIMALS

Dixon is located within the Pacific Flyway, a major migratory route for birds, with millions of ducks and geese flying through the area each year. As shown in Figure NE-3, Dixon is also home to several native species of plants and animals that are classified by the Environmental Protection Agency or by the California Department of Fish and Wildlife as rare or threatened, called special-status species.

The adobe-lily, a rare pink wildflower that blooms in early spring, has been found around downtown Dixon.

The burrowing owl, a yellow-eyed diurnal owl about the size of a robin, has had rapidly

declining populations throughout California in the past few decades, but has been spotted burrowing in and around the planning area.

Swainson's Hawk, a mid-sized raptor listed as Threatened by the State of California, typically eats insects and small rodents from grasslands and fields; while they have declined in their typical nesting areas in California, Swainson's hawks have been seen throughout the planning area.

The valley elderberry longhorn beetle, which depends on riparian elderberry plants for food, and the vernal pool fairy shrimp, a tiny, almost transparent shrimp with eggs that lie dormant until vernal pools return the next spring, are both federally listed as Threatened and live in and around the planning area.

Several other rare, threatened, or endangered species have been seen near Dixon, Davis, or Vacaville, and may occur within the planning area: plants, including

alkali milk-vetch, California alkalai grass, Baker's navarretia, Ferris' milk-vetch, legenera, and two-fork clover; shrimp, including California linderiella, vernal pool tadpole shrimp, and midvalley fairy shrimp; insects, including Sacramento Valley tiger beetle, western bumblebee, Antioch multilid wasps, and Crotch bumblebee; and animals, including the western snowy plover, American badger, tricolored blackbirds, grasshopper sparrows, giant garter snakes, hoary bat, the pallid bat, the silver-haired bat, the western pond turtle, western yellow-billed cuckoo, and white-tailed kite.

As development occurs, these important local flora and fauna can be disturbed and displaced. Regulations and protections from the California Department of Fish and Wildlife, the California Wildlife Conservation Board, and this General Plan guide new development to ensure that local plants and animals continue to flourish around Dixon.

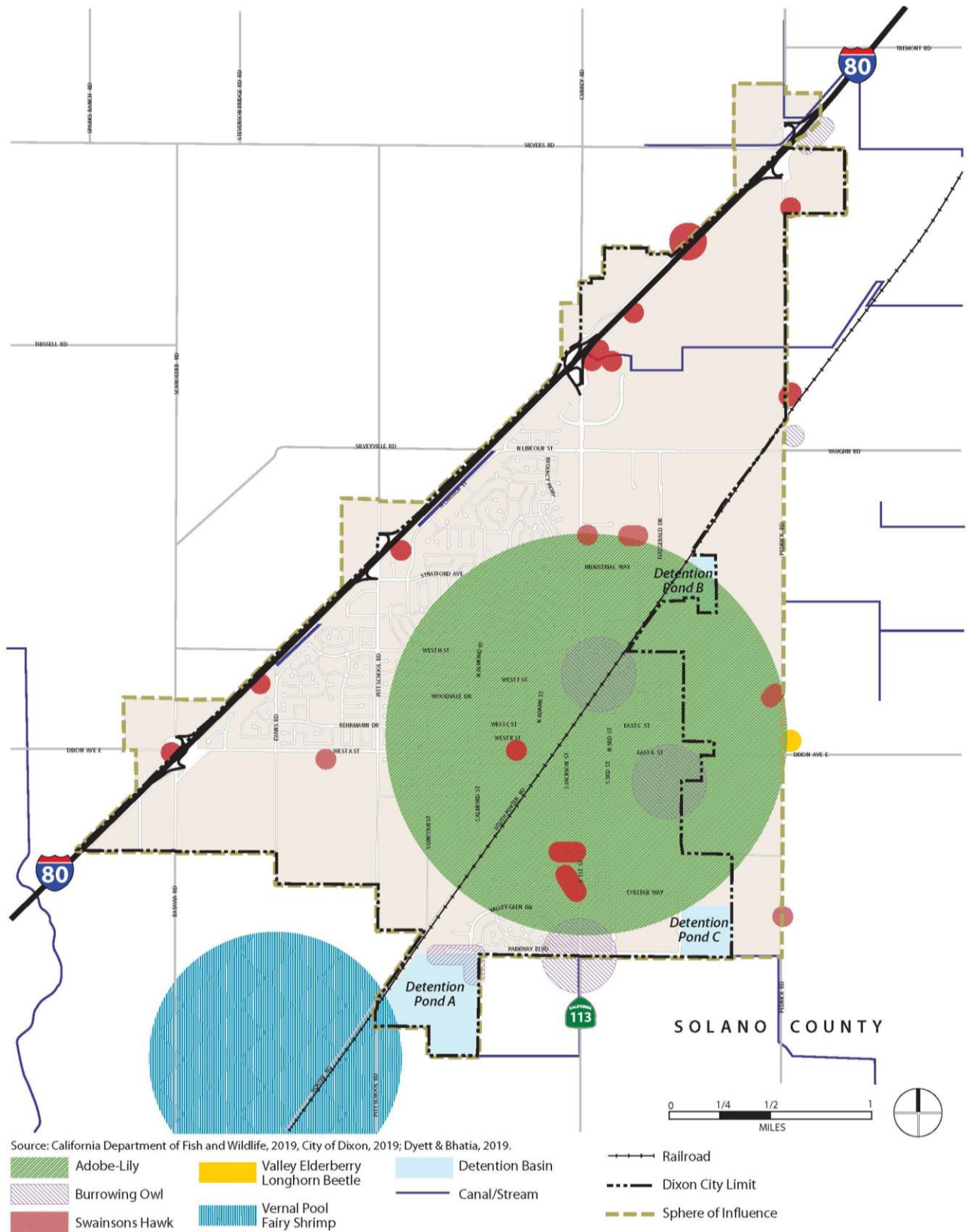


A cinnamon teal. Photo by Bobby Vogt.

THE PACIFIC FLYWAY

Dixon sits within the Pacific Flyway migratory route. At least a billion birds migrate along the Pacific Flyway each year, including snow geese, pintail ducks, coots, curlews, ibis, teals, and sandhill cranes. The Sacramento Valley hosts an estimated 44 percent of waterfowl using the Pacific Flyway; more than 1.5 million ducks and 750,000 geese show up in the winter months. The birds fly down from Alaska, Canada, and even Siberia for California's mild winter climates. They depend on wetlands for food and habitat as they pass through the area, flocking to protected local marshes, tidal waterways, and flooded rice fields.

Figure NE-3 Special Status Species Occurrence in Dixon



Source: California Department of Fish and Wildlife, 2019; City of Dixon, 2019; Dyett & Bhatia, 2019.

- Adobe-Lily
- Valley Elderberry Longhorn Beetle
- Detention Basin
- Burrowing Owl
- Vernal Pool Fairy Shrimp
- Swainsons Hawk
- Canal/Stream

- Railroad
- Dixon City Limit
- Sphere of Influence

The area of occurrence indicates an area in which a species has been known to occur.

Disclaimer: Information presented in this map is based on data from CNDDDB version 08/2019. Areas of occurrence on this map represent areas in which known locations of the species have been found as of the date of this version. There may be additional occurrences of additional species within this area which have not yet been surveyed and/or mapped. Lack of information in the CNDDDB about a species or an area can never be used as proof that no special status species occur in an area.



Table NE-1: Rare Plants and Animals Found In and Around Dixon

Species	Common Name	Federal Status	California Status
Fritillaria pluriflora	Adobe-lily	None	None
Athene cunicularia	Burrowing owl	None	None
Buteo swainsoni	Swainson's hawk	None	Threatened
Desmocerus californicus dimorphus	Valley elderberry longhorn beetle	Threatened	None
Branchinecta lynchi	Vernal pool fairy shrimp	Threatened	None

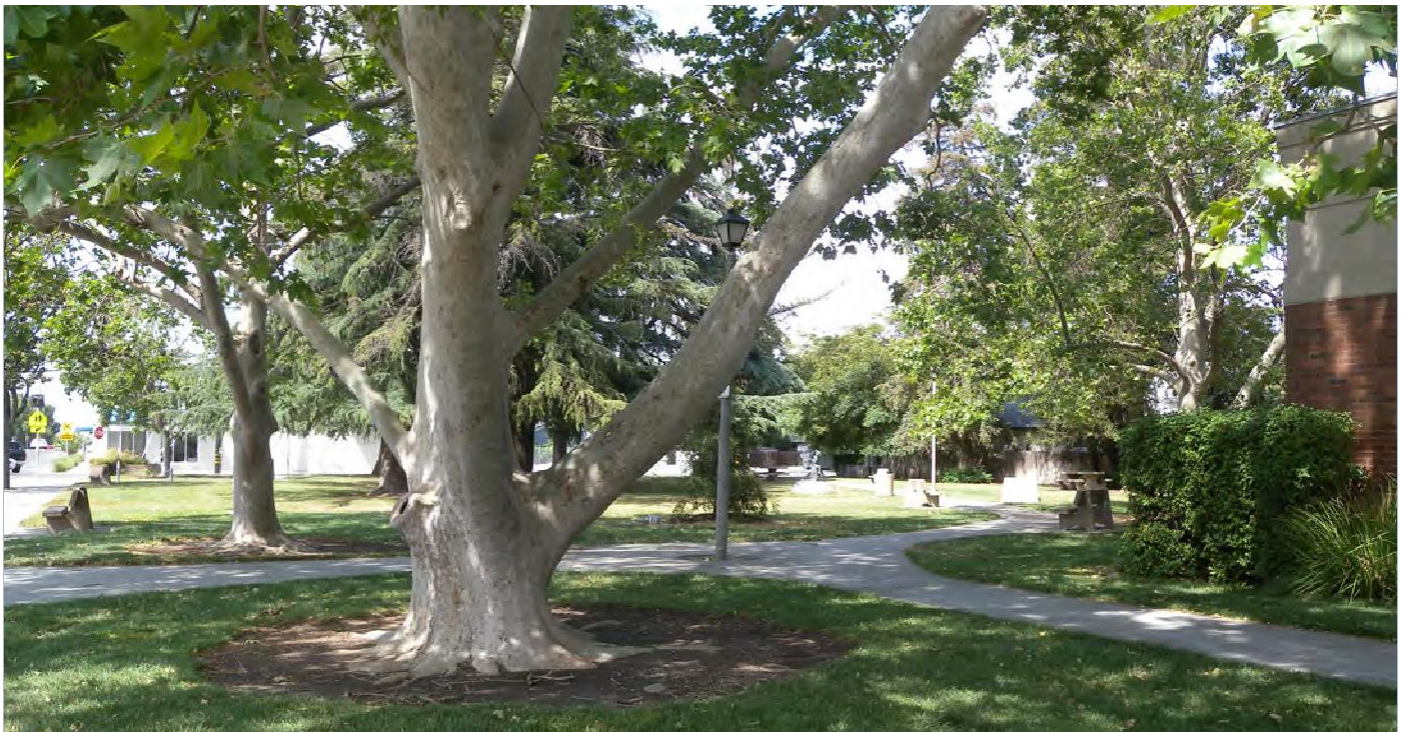
Source: California Natural Diversity Database (CNDDDB), 2019.

Trees in parks, along streets, and on private property throughout Dixon comprise a local tree canopy that plays a vital role in the health of the natural environment, regulating temperature, improving air quality, and managing rainwater. They also provide habitat for both native and migratory birds. Most homes in Dixon have at least one tree on the property; many have several.

Dixon's parks, including Hall Memorial Park, Northwest Park, and the Women's Improvement Club Park, have dense, mature tree canopies that benefit the whole city. And the City of Dixon, as part of the Dixon Lighting and Landscaping District, maintains over 1,600 street trees. About three quarters of these trees, however, are of just five species: crepe myrtle, redwood, sycamore, Chanticleer pear, and non-fruiting plum. Dixon's 2012 Urban Forest Master Plan (UFMP) calls for diversifying the street trees to include a wider variety of species; the City's recommended street tree list contains

a variety of species well-adapted to local conditions, including hawthorn, maple, hornbeam, ash, oak, ginkgo, and linden trees. Beautiful specimens of these tree types exist throughout Dixon, and the UFMP contains actions and policies that prioritize planting more trees of various species. The City Engineer of the Public Works Department plants, maintains, and regulates street trees within Dixon; regular maintenance and care preserves existing trees and helps critical new trees develop strong roots for long lives. As established by the UFMP, tree planting in new developments should be approved by the Public Works Administrator to ensure that enough trees of enough different species will be planted.

Expanding and protecting the tree canopy throughout the City with well-suited, drought-tolerant trees, planted and cared for by the City and by local residents, makes Dixon more hospitable for humans and animals alike.



GOAL NE-1: Preserve, protect, and enhance natural resources, habitats, and watersheds in Dixon and the surrounding area, promoting responsible management practices.

AGRICULTURAL LAND AND NATURAL OPEN SPACE CONSERVATION

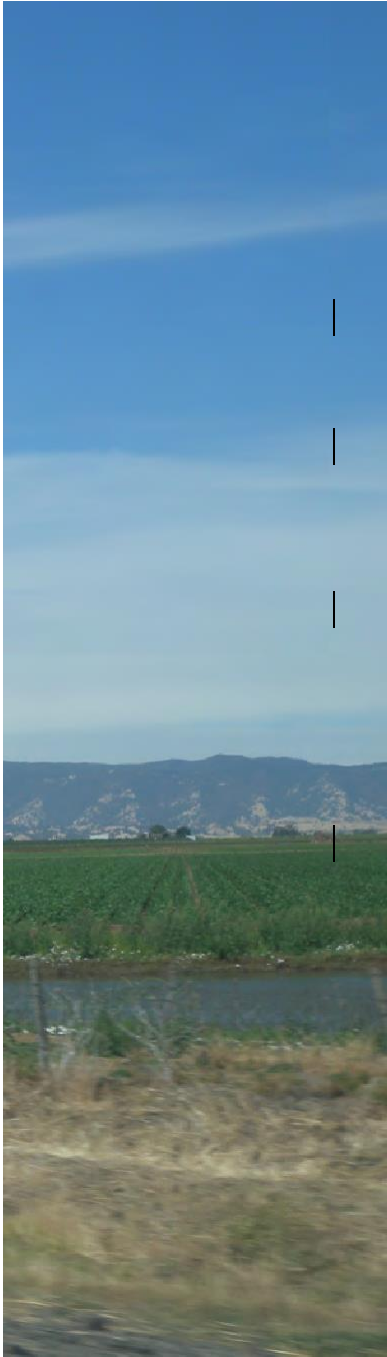
POLICIES

- NE-1.1** Preserve the natural open space and agricultural lands that surround Dixon through continued leadership in cross-jurisdictional conservation initiatives such as the Vacaville-Dixon Greenbelt and the Davis-Dixon greenbelt.
- NE-1.2** Support regional efforts to place additional land under permanent conservation easements and continue to use the Agricultural Land Mitigation Fund to collect development impact fees for the purpose of funding greenbelt expansion.
- NE-1.3** Encourage open space preservation through easements, open space designation, or dedication of lands for the purpose of connecting conservation areas, protecting biodiversity, accommodating wildlife movement, and sustaining ecosystems.
- NE-1.4** Prior to annexing land into the city or expanding the SOI, continue to require agricultural mitigation consistent with the Solano County Local Agency Formation Commission’s Standards and Procedures when agricultural lands would be converted to nonagricultural purposes.
- NE-1.5** Continue to allow agriculture as an interim use on land within the City that is designated for future urban use.
- NE-1.6** Support pest and disease management efforts of the Solano County Department of Agriculture, University of California Cooperative Extension, Resource Conservation District, and private landowners to reduce risk and harm to residents, businesses, and visitors.

ACTIONS

- NE-1.A** Adopt a Right to Farm ordinance that protects the rights of agricultural operations in areas adjacent to the City to continue operations and seeks to minimize conflicts with adjacent urban uses in Dixon.
- NE-1.B** Support the establishment of projects to teach Dixon residents about the agricultural industry and to provide a forum for dialogue between Dixon residents and farmers. Incorporate hands-on learning opportunities that present information in a manner that will increase interest in agriculture and the natural environment.





NE-1.C Collaborate with landowners, neighbors, the school district, and others, to create a program that establishes and maintains landscaping, school gardens, or community gardens on vacant or idle sites within the City.

(Policies and actions related to growth management and compact development in the Land Use and Community Character Element also offer co-benefits for open space agricultural land conservation).

WATER RESOURCES

POLICIES

NE-1.967 Recognize the Sacramento Valley - Solano Groundwater Subbasin as a critical resource for Dixon and proactively promote sustainable groundwater management practices.

NE-1.1078 Continue to work with the Solano Subbasin Groundwater Sustainability Agency Collaborative to develop and implement strategies for the long-term health and viability of the Solano Groundwater Subbasin.

NE-1.1189 Facilitate groundwater recharge in Dixon by encouraging development projects to use Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, and by encouraging private property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff.

NE-1.12910 Work with the Dixon Resource Conservation District to ensure that drainage ditches which discharge directly to or are located within open space lands are regularly repaired and maintained.

ACTIONS

NE-1.D Pursue funding from the Sustainable Groundwater Management Grant Program and other sources for investments in groundwater recharge and implementation of the Solano Basin Groundwater Sustainability Plan.

(Policies and actions related to stormwater management in the Public Facilities and Services Element also offer co-benefits for groundwater recharge and conservation).

WILDLIFE AND HABITATS

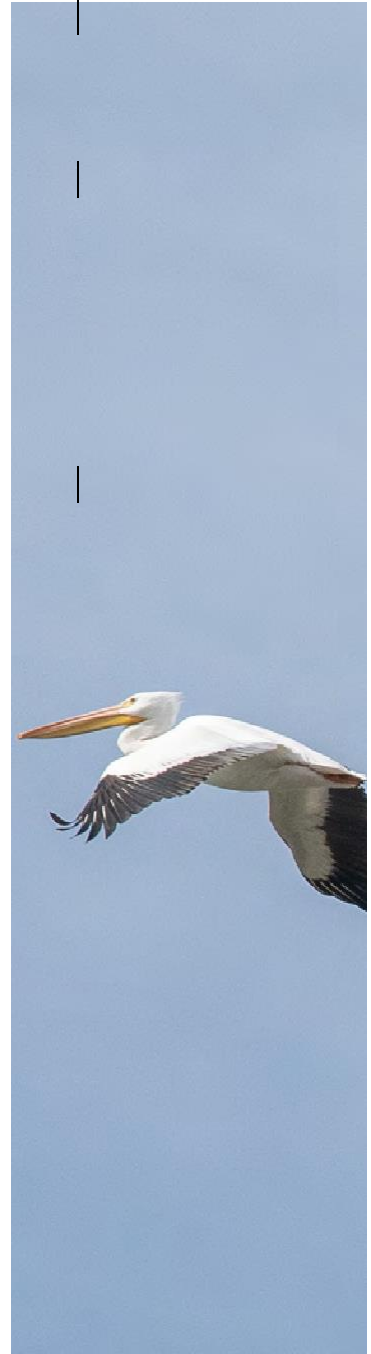
POLICIES

NE-1.1130 Support regional habitat conservation efforts, including implementation of the Solano Countywide Multispecies Habitat Conservation Plan.

- NE-1.1241** Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place.
- NE-1.1352** In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined by the City to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.
- NE-1.1463** Protect the nests of raptors and other birds when in active use, as required by State and federal regulations. In new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non- nesting season or by conducting a pre-construction survey by a qualified biologist to confirm nests are absent or to define appropriate buffers until any young have successfully fledged the nest.
- NE-1.15** Recognize the importance of the urban forest to the natural environment in Dixon and expand the tree canopy on public and private property throughout the community.
- NE-1.16** Enhance tree health and the appearance of streets and other public spaces through regular maintenance as well as tree and landscape planting and care of the existing canopy.
- NE-1.17** Minimize removal of, and damage to, trees due to construction-related activities and continue to require replacement of trees, including street trees lost to new development.
- NE-1.18** Require new development to provide and maintain street trees suitable to local climatic conditions.

ACTIONS

- NE-1.E** Maintain a list of tree species well-adapted to local conditions and provide this information to local property owners, businesses, and developers.
- NE-1.F** Explore establishing a tree planting and maintenance program in partnership with local community groups or non-profit organizations.
- NE-1.G** Provide on-going education for local residents, businesses, and developers regarding landscape, maintenance and irrigation practices that protect the urban forest and wildlife species.



2.3 ENERGY AND WATER CONSERVATION

Water is a precious resource, particularly in the Central Valley where groundwater overdraft and rising average annual daily temperatures continually strain availability. Energy too is indispensable to our daily lives, and our energy choices impact the natural systems around us in many ways. Responsible management of energy and water will be critical if Dixon is to thrive. Individual residents, businesses, and developers all have a role to play in the conservation of local resources.

A drought is an extended period when precipitation levels are well below normal. Droughts are a normal part of the climate cycle, but they may cause losses to agriculture; affect domestic water supply, energy production, public health, and wildlife; and contribute to wildfire. Like most of California and the western United States, Dixon chronically experiences drought cycles. Major droughts affecting Solano County occurred 1896 to 1900, 1975 to 1977, 1991, 2004, 2006 to 2009, 2011 to 2016, and 2022.

Although droughts are a regular feature of California's climate, scientists expect that climate change will lead to more frequent and intense droughts compared to historical conditions. Climate change is likely to cause fewer, more intense precipitation events that result in less water percolating into the groundwater basin, decreasing groundwater levels. However, the Solano Subbasin GSP suggests that the overall annual change in storage will remain stable.

To address drought conditions, Cal Water and the City of Dixon have developed water shortage contingency plans in their urban water management plans to address potential water shortage conditions by reducing demands and further ensuring supply reliability. Measures include limiting irrigation, expanding rebates for water efficiency, increasing water waste enforcement, and implementing a drought rate structure and customer water budgets. Dixon also adopted the State's Model Water-

Efficient Landscape Ordinance into the Dixon Municipal Code, requiring all vegetation and landscaping mandated by the zoning regulations to employ low water use species.

Higher air temperatures due to climate change are expected to increase evapotranspiration, causing more water to be needed by surrounding agriculture and exacerbating drought conditions in the Solano Subbasin. Climate strongly influences the level and seasonal pattern of local water demands. Climate change may increase future water demands by 2 to 3 percent compared to current climate conditions, though there may be significant year-to-year variation.

Water Conservation

~~Water is a precious resource, particularly in the Central Valley where groundwater overdraft and rising average annual daily temperatures are increasingly straining availability. Energy too is indispensable to our daily lives and our energy choices impact the natural systems around us in many ways. Responsible management of energy and water will be critical if Dixon is to thrive. Individual residents, businesses, and developers all have a role to play in the conservation of local resources.~~

In Dixon's hot climate and rainless summers, using low-water plants throughout the city can save thousands of gallons of fresh water per year and reduce demand on the groundwater. Greywater systems, which reuse water from showers, sinks, and laundry, can get multiple uses out of a single gallon of water, and are becoming more common in both new multi-family buildings and as retrofits in single family homes. Rainwater harvesting can save water for a rainless day: barrel storage can keep water ready for landscaping irrigation in the dry summer months and can also help residents be prepared for emergencies. And making sure that water can infiltrate into the aquifer keeps the groundwater supply abundant: as water seeps into the ground, it gets filtered

by soils and rock, and gets naturally stored underground until the city pulls it up as drinking water. Cal Water and the City of Dixon are responsible for encouraging water conservation within Dixon.

This ~~Plan~~ Element also includes several policies to encourage sustainable, low-impact development measures for capturing and treating stormwater on-site, for promoting rainwater reuse and low-pesticide practices in landscaping, and for promoting use of greywater, rainwater, and recycled water throughout Dixon.

Energy Conservation

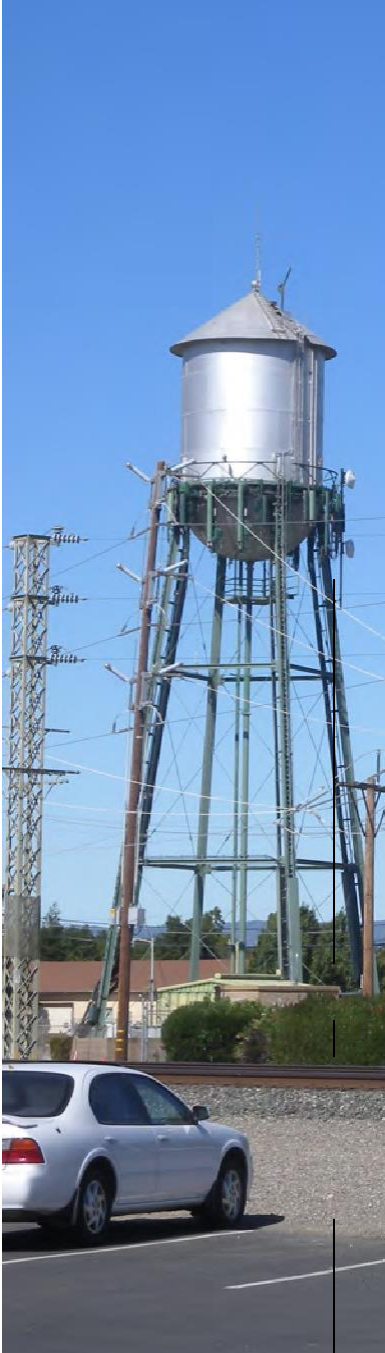
Residents and businesses can save energy and money by installing energy efficient upgrades—there are many local, state-wide, and PG&E programs to help defray costs. Higher efficiency heating and cooling systems, building insulation, hot water systems, duct sealing, efficient windows, and many other improvements are eligible for rebates through various state and local agencies. Policies within the new General Plan will help Dixon residents access these programs, reducing the City's overall energy consumption.



GOAL NE-2: Use energy and water wisely and promote reduced consumption.

POLICIES

- NE-2.1** Promote energy conservation throughout the community and encourage the use of renewable energy systems to supplement or replace traditional building energy systems.
- NE-2.2** Implement energy and water conservation measures in City facilities and operations.
- NE-2.3** Participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, California First, and the Property Assessed Clean Energy (PACE) program that enable property owners to obtain low-interest financing for energy improvements.
- NE-2.4** Encourage the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse or green infrastructure systems throughout the community.
- NE-2.5** Encourage new development to ~~incorporate as many~~optimize water efficiency measures and conservation ~~wise practices as possible~~ in their design and construction.
- ~~**NE-2.65** Promote the use of water-efficient landscaping on existing private property.~~
- ~~**NE-2.76** Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, and greywater usage to support public parks and landscaped areas.~~
- ~~**NE-2.87** Conserve water through the planting and maintenance of trees, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape.~~
- ~~**NE-2.9** Collaborate with the Solano County Water Agency to implement water conservation measures and ensure sustainable water supplies.~~
- ~~**NE-2.10** Partner with Solano County Water Agency to conduct public education and outreach to Dixon residents and businesses about water-use efficiency.~~
- ~~**NE-2.11** Work with the agricultural community to experiment with low water use agricultural techniques.~~



ACTIONS

- NE-2.A** Connect businesses and residents with voluntary programs that provide free or low-cost energy efficiency audits, retrofit installations, rebates, financing, and contractors by publishing information on the City's website and through other digital, print, or in-person opportunities as feasible.
- NE-2.B** Explore establishing a rebate program to promote the installation of renewable energy production systems including photovoltaics, energy storage, and other appropriate technologies.
- NE-2.C** Continue to provide water customers with information on conservation techniques, services, devices, and rebates by publishing information on the City's website and distributing flyers.
- NE-2.D** Update the Municipal Code to allow the use of greywater and rainwater catchment systems for all structures.
- NE-2.FE** Update the Urban Water Management Plan and Water Shortage Contingency Plan every five years, in accordance with Department of Water Resources standards and water conservation best practices.
- NE-2.F** Coordinate with the Solano County Water Agency and conduct public education and outreach about water-use efficiency to Dixon residents and businesses.

2.4 WASTE REDUCTION

The California Department of Resources Recycling and Recovery (CalRecycle) estimates that residences and businesses in Dixon generate about 17,800 tons of landfill waste per year. While the community is meeting statewide targets for reducing waste, per-capita waste has been rising over the last decade, from a low of about 3.7 pounds per person per day in 2011 to about 5.0 pounds per person per day in 2017.



Solid waste generated in Dixon goes to Hay Road Landfill, eight miles to the south. The City is getting more and more sophisticated with ways to safely divert waste from the landfill and has added eleven new waste diversion programs since 1995. Various types of paper, including cardboard, office paper, and newspaper, are the largest waste category in Dixon after food waste, at over 2,600 tons per year, but most of this paper is currently being recycled and diverted from landfills. The city is also looking at ways to increase recycling throughout Dixon by installing more recycling receptacles in public places. Hazardous materials like fluorescent lightbulbs, pesticides, and medications, prohibited from being disposed of in trash or recycling containers since they

can leech toxic chemicals into the soil and ultimately into the groundwater, are accepted at Recology's Vacaville Household Hazardous Waste Drop Off location. Recology, which is under contract through the City, also provides curbside recycling pick-up and a recycling drop-off location at the intersection of 1st Street and C Street.

Dixon also contracts Recology to collect yard waste weekly but doesn't currently offer food-scrap composting. Food scraps make up a large part of the waste that goes into the Hay Road Landfill. CalRecycle estimates Dixon households and businesses generate about 2,800 tons of food waste per year, which makes up about 16 percent of the landfill-bound waste stream. Composting programs could keep food scraps out of landfills and turn them into productive material that sequesters greenhouse gases and helps gardens grow, a win-win solution in an agricultural town like Dixon. There are different scales of composting – home composters can turn most fruit, vegetable, and garden scraps into rich soils, while industrial-scale composting can handle most organic materials, including meats, oils, and bones. Many California communities are now offering industrial compost collection along with regular recycling and garbage pick-up. As part of the General Plan, the City will consider how to increase waste diversion from landfills: offering citywide composting would make composting easy and accessible for Dixon residents; the City could also help residents install their own backyard composting through incentives or equipment giveaways.

Beyond composting and recycling, reuse of goods is one of the most environmentally sound ways to keep waste out of landfills. Textiles currently make up about 5 percent of household landfill waste, but reusing them, by donating to local thrift stores or selling them at a city-wide garage sale, would divert waste and give the clothing a second life. About 14 percent of Dixon's commercial waste is some type of

construction material; finding ways to reuse these materials in constructing other structures reduces both waste and costs.



GOAL NE-3: Optimize the use of available resources by encouraging residents, businesses, and visitors to reuse and recycle.

POLICIES

- NE-3.1** Promote reduction of solid waste production throughout Dixon and expand the range of programs and information available to local residents and businesses.
- NE-3.2** Ensure that 75 percent of solid waste generated be reduced at source, recycled, or composted by the year 2020 and beyond, per AB 341.
- NE-3.3** Continue to promote the safe disposal of household hazardous waste through public education.
- NE-3.4** Provide information via the City's website on curbside pick-up of donations by local organizations such as Goodwill, Salvation Army, Vietnam Veterans of America, and Youth Industries.

ACTIONS

- NE-3.A** Provide recycling receptacles in parks and public spaces, in addition to trash receptacles.
- NE-3.B** Consider expanding compost collection services to residential customers in Dixon or implementing a backyard composting program for local residents.
- NE-3.C** Work with commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.
- NE-3.D** Adopt a construction and demolition diversion ordinance based on the CalRecycle model ordinance to require diversion of construction and demotion debris as needed to meet State mandates.
- NE-3.E** Collaborate with Dixon homeowners associations and other community groups to establish a citywide event such as a garage sale day or goods exchange.



2.5 COMMUNITY RESILIENCE

HAZARDS

Geologic and Seismic Hazards

Like much of California, Dixon is located in a seismically active region. While there are no known active faults within Dixon, there are faults nearby, as shown in Figure NE-4 that could subject the community to ground shaking and seismic hazards, which has periodically occurred in the past. In April 1892, a Magnitude 6.0 earthquake struck to the northwest of the city, followed by a Magnitude 5.6 quake to the southeast several days later.

As shown in Figure NE-54, the Dixon area has some risk of seismic activity leading to liquefaction, which causes during which soils to behave like liquids and lose stability, which could cause damage to buildings and infrastructure. Most of Dixon is classified as having a moderate risk of liquefaction; however, a portion of the city is located within a high-risk area, and a few narrow channels of “very high” susceptibility run through the planning area, likely reflecting historically filled creek beds. These areas fall along the eastern border of the city and are primarily overlain by relatively low-density industrial land. However, some residential areas south of West A Street are underlain by soils with moderate liquefaction potential.



Earthquakes could also increase the risk of dam failure at nearby Monticello Dam, which could result in inundate the entire Dixon area as well as the surrounding communities, to be inundated with water.

Landslides usually occur on slopes with loose or fragmented soil. Because the Dixon area has a generally flat topography, it has limited potential for landslides. However, areas of moderate landslide risk occur primarily near the center of the city, as shown in Figure NE-6 and have both industrial and residential development.

Soil erosion is the process by which soil materials are worn away and transported to another area, either by wind or water. Stormwater drainage and wind cause the highest levels of erosion in Dixon. Since Dixon is primarily flat and has no natural waterways, the risk of soil erosion due to water runoff is low.

Expansive soils have shrink-swell potential, meaning that they may swell when wet and shrink when dry. Expansive soils can be hazardous to structures and may cause cracks in building foundations, distortion of structural elements, and warping of doors and windows. The soils underlying Dixon range from low to high shrink-swell potential, with the highest-potential soil in the northern tip of the city.

Land subsidence is the sinking of a large area of ground surface with little or no horizontal movement. Subsidence areas are associated with groundwater or natural gas extraction, but subsidence can also result from seismic activity. Subsidence appears to have occurred historically in an area stretching from central Colusa County to Dixon in Solano County, primarily due to groundwater withdrawal. In 2018, Dixon joined Solano County's Joint Groundwater Sustainability Agency, which monitors groundwater conditions, including potential for subsidence. There is currently no documented subsidence due to groundwater pumping in the Solano Subbasin.

The City of Dixon’s Municipal Code contains several provisions for mitigating risk pertaining to seismic and geologic hazards. Chapter 16 adopts the California Building Code, which regulates seismic design, the excavation of foundations and retaining walls, analysis of slope instability, requirements for drainage and grading, and other aspects of building design and construction that relate to geology, soils, and seismicity. Chapter 17 of the Municipal Code, Subdivision Standards, requires that soils reports, seismic analysis, bank stabilization, and other factors pertinent to the project site be provided as part of the application for a tentative subdivision map unless the city engineer determines that no preliminary analysis is necessary.

Climate change is generally not anticipated to have a direct impact on seismic hazards. However, climate change may result in precipitation extremes that could cause an increase in the number of landslides or make landslides in drainage areas larger than normal. The combination of a generally drier climate and the occasional extreme downpour is likely to cause more landslides.

Flood Hazards

Flooding is the rising and overflowing of a body of water onto normally dry land. A few areas of Dixon and ~~within~~ the Sphere of Influence are within the Federal Emergency Management Agency (FEMA) and California Department of Water Resources (DWR) 100-year or 500-year flood hazard zones (see Figure NE-7). These areas have a ~~one~~-1 percent or 0.2-2 percent chance of flooding in any given year, respectively. These areas occur predominantly along the eastern boundary of the city, in areas with mostly industrial or government/institutional land uses and coincide closely with the locations of the City’s detention basins B and C along the eastern border of the city. However, some residential areas, primarily those at the south end of the city along SR-113, Porter Street, and near Northwest Park,

are also subject to flood hazards. Most of Dixon, however, is not within a flood hazard zone.

As shown in Figure NE-8, dam inundation areas occur along the southeast corner of the city and along the boundaries of the wastewater treatment plant. Dixon is also within the dam inundation area for Monticello Dam (Lake Berryessa) in Napa County. In the event of a flood or dam inundation, the Dixon Fire Department responds to life hazard situations and other public safety risks.

Chapter 9.04 of the City’s Municipal Code, Flood Damage Prevention, provides requirements for reducing flood losses, including restricting or prohibiting uses that are dangerous to health and safety due to water or erosion hazards, or which result in increases in erosion or flooding. The Floodplain Management Ordinance has several provisions to reduce flood hazards, including anchoring standards, specifications for construction materials and methods, and elevation and floodproofing requirements.

Several agencies participate in flood prevention and management in and around Dixon. The Dixon Regional Watershed Joint Powers Authority—made up of the City of Dixon, Dixon Resource Conservation District, Maine Prairie Water District, and Reclamation District 2068—works to construct and operate new or upgraded drainage facilities that provide drainage to two or more of the participating entities. The Solano County Water Agency provides flood control and operates the SCWA Flood Warning System to provide up-to-date information to the community and public agencies on potential flooding in Solano County. The Dixon Resource Conservation District operates and maintains the Dixon Drain, a 70-mile-long system of ditches designed to provide water drainage, reduce duration of flooding, and diminish ponding of water on agricultural lands.

Historically, major floods have been infrequent in Dixon. However, major flooding occurred nearby in Solano County in 1986 and during the 1996 to 1997 New Year's Day Northern California flood. The 1986 flood caused flooding along the Napa and Russian Rivers and led to levee breaks in Olivehurst and Linda. On the San Joaquin River and in the Delta, levee breaks along the Mokelumne River caused flooding in Thornton and flooded four Delta islands. The 1996 to -1997 New Year's Day Northern Flood affected the Klamath River and San Joaquin River Basin, including along the Cosumnes River and near Olivehurst, Arboga, Wilton, Manteca, and Modesto.

Climate change may exacerbate flood risk by increasing the frequency and intensity of heavy precipitation events.

Wildfire and Smoke

-Structural fires pose the largest fire risk in Dixon; they occur in built-up environments, destroying buildings and other human-made structures. These types of fires are often due to faulty wiring or mechanical equipment, combustible construction materials, the absence of fire alarms and fire sprinkler systems, or human accidents, though deliberate fires (arson) may be a cause of some events. Older buildings that lack modern fire safety features may face greater risk of damage from fires.

To minimize fire damage and loss from structural fires, the City's Fire Department implements and enforces the Fire Code and Building Code, which set standards for building and construction. They require the provision of adequate water supply for firefighting, fire-retardant construction, and minimum street widths. The City's Fire Department also conducts fire prevention awareness programs and fire drills to train residents to respond quickly and correctly to reduce injury and losses during fires. The City's Fire Department is discussed in more detail in the Public Services chapter.

Structural, vehicle, trash, and other types of urban and structural fire that originate within built-up areas will likely continue to occur periodically within Dixon. The spread of these fires can be exacerbated by high temperatures, high winds, and low humidity.

Most of Dixon is classified as having no to moderate wildfire threat. The more developed portions of the city generally have a moderate risk, and surrounding areas have low risk. As can be seen in Figure NE-9, the areas with greatest fire risk in Dixon are associated with the Wildland Urban Interface areas are scattered throughout the city, but those posing the greatest fire threat are near the eastern boundary of the city between Industrial Way and H Street. The land surrounding the city is primarily cultivated agriculture land, which can provide protection from wildfire.

The California Department of Forestry and Fire Protection (CAL FIRE) establishes Fire Hazard Severity Zones (FHSZs), designating each as moderate, high, or very high. Incorporated areas such as Dixon are considered local responsibility areas (LRAs). CAL FIRE only designates very high FHSZs within LRAs, and Dixon does not have land designated as a very high FHSZ. High and very high fire FHSZs occur west and southwest of Dixon along the western boundary of Solano County, as shown in Figure NE-10.

Dixon's energy delivery system is vulnerable to wildfire hazards. Wildfires can damage or destroy energy delivery infrastructure (even if not located in Dixon), which can cause power outages that can last for days or weeks, depending on the severity of the event. This can directly harm the economy, government operations, and public safety.

The increasing frequency of regional fires has created recurring air quality degradation events due to wildfire smoke. Wildfire smoke consists of a mix of gases and fine particulate matter from burning vegetation and

materials. Fine particulate matter can travel deep into lung tissue and affect the heart and circulatory system, which may be especially harmful for children; seniors; those with preexisting respiratory and circulatory conditions; and those who spend a disproportionate amount of time outside, such as outdoor workers and individuals experiencing homelessness.

Historically, Dixon has not experienced large wildfires within the city limits. Significant wildfires within Dixon have been infrequent. However, the city was affected by smoke exposure from the 2018 Camp Fire and 2020 Sonoma-Lake-Napa Unit Lightning Complex Fire.

Changing climate is expected to increase the fire risk and wildfire smoke in and around Dixon. Warmer temperatures can exacerbate drought conditions, which can kill or dry out plants, creating more fuel for wildfires. Changes in wind patterns may result in more erratic fire behavior, making fires harder to contain and increasing the possibility that a fire could move into Dixon. Warmer temperatures are also expected to occur later in the year, extending the wildfire season to most or all parts of the year. Even if a significant wildfire does not occur within Dixon itself, the city will likely experience an increase in poor air quality events due to smoke from regional wildfires.

Severe Weather

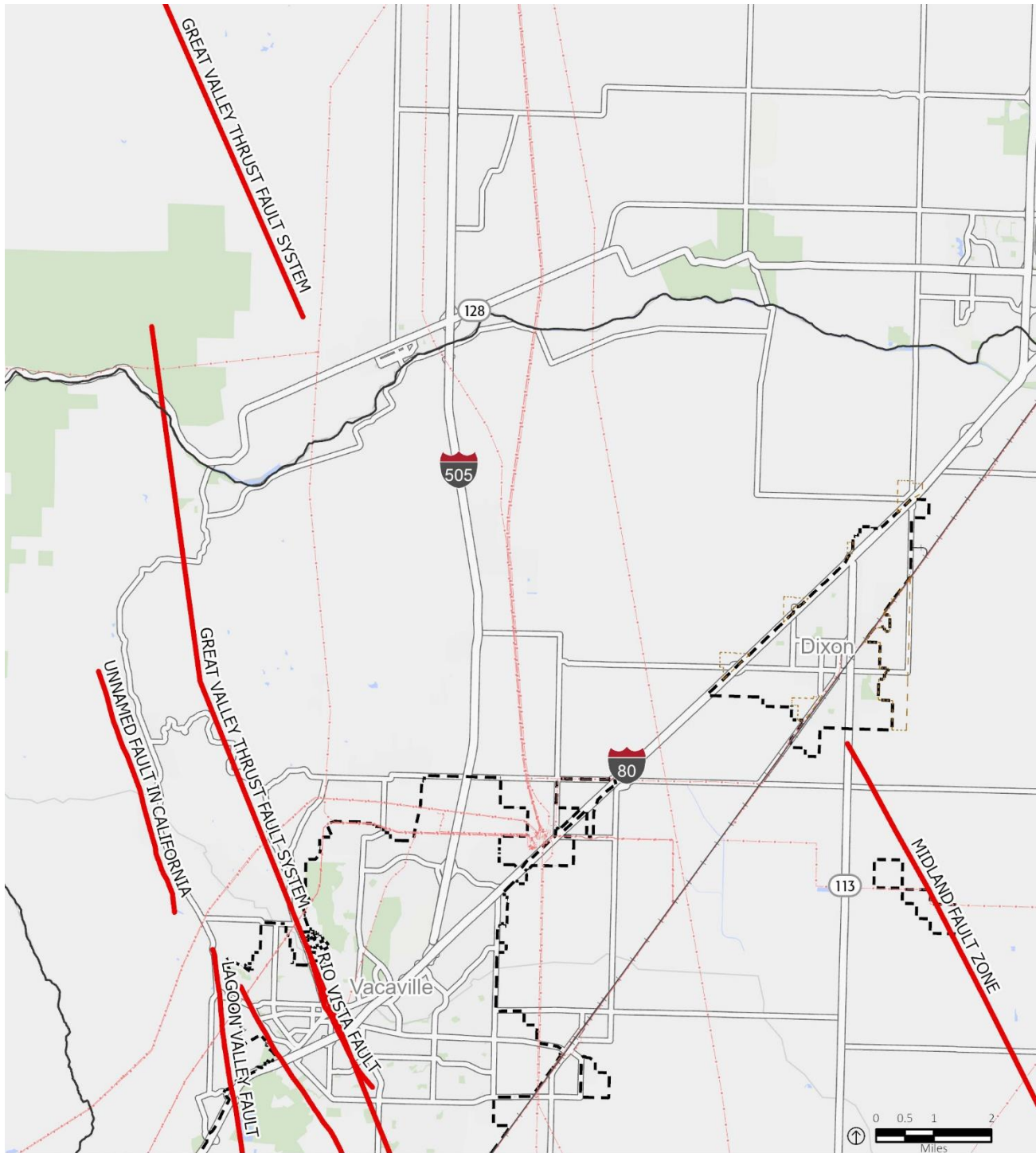
Severe weather is generally any destructive weather event and can occur in the form of heavy rain, hail, thunderstorms, and strong winds. The types of dangers posed by severe weather vary widely and may include injuries or deaths, damage to buildings and structures, fallen trees, roads and railways blocked by debris, and fires sparked by lightning. Severe weather often produces high winds and lightning that can damage structures and cause power outages. Lightning from these storms can ignite

wildfires and structure fires that can cause damage to buildings and endanger people. The greater Solano County area is subject to periodic extreme weather events, most frequently in the form of heavy rain, high wind, thunderstorms, and heavy fog.

Electricity utilities throughout California, including PG&E, have begun to occasionally “de-energize,” or turn off the electricity for power lines that run through areas where there is an elevated fire risk. This is intended to reduce the risk of power lines sparking or being damaged and starting a wildfire. These activities, called public safety power shutoff (PSPS) events, result in a loss of power for customers served by the affected power lines. A PSPS event may occur at any time of the year, usually during high wind events and dry conditions. PSPS events may be limited to specific communities or affect broad swaths of the state. Four PSPS events in Solano County in 2019 affected more than 25,000 customers. Three PSPS events affected Solano County in 2021, the largest of which resulted in approximately 4,700 Solano County customers losing power.

While average annual rainfall may increase only slightly, climate change is expected to cause an increase in the number of years with intense levels of precipitation. This means that Dixon could see more severe weather in the coming years and decades. Heavy rainfall can increase the frequency and severity of other hazards, including flooding.

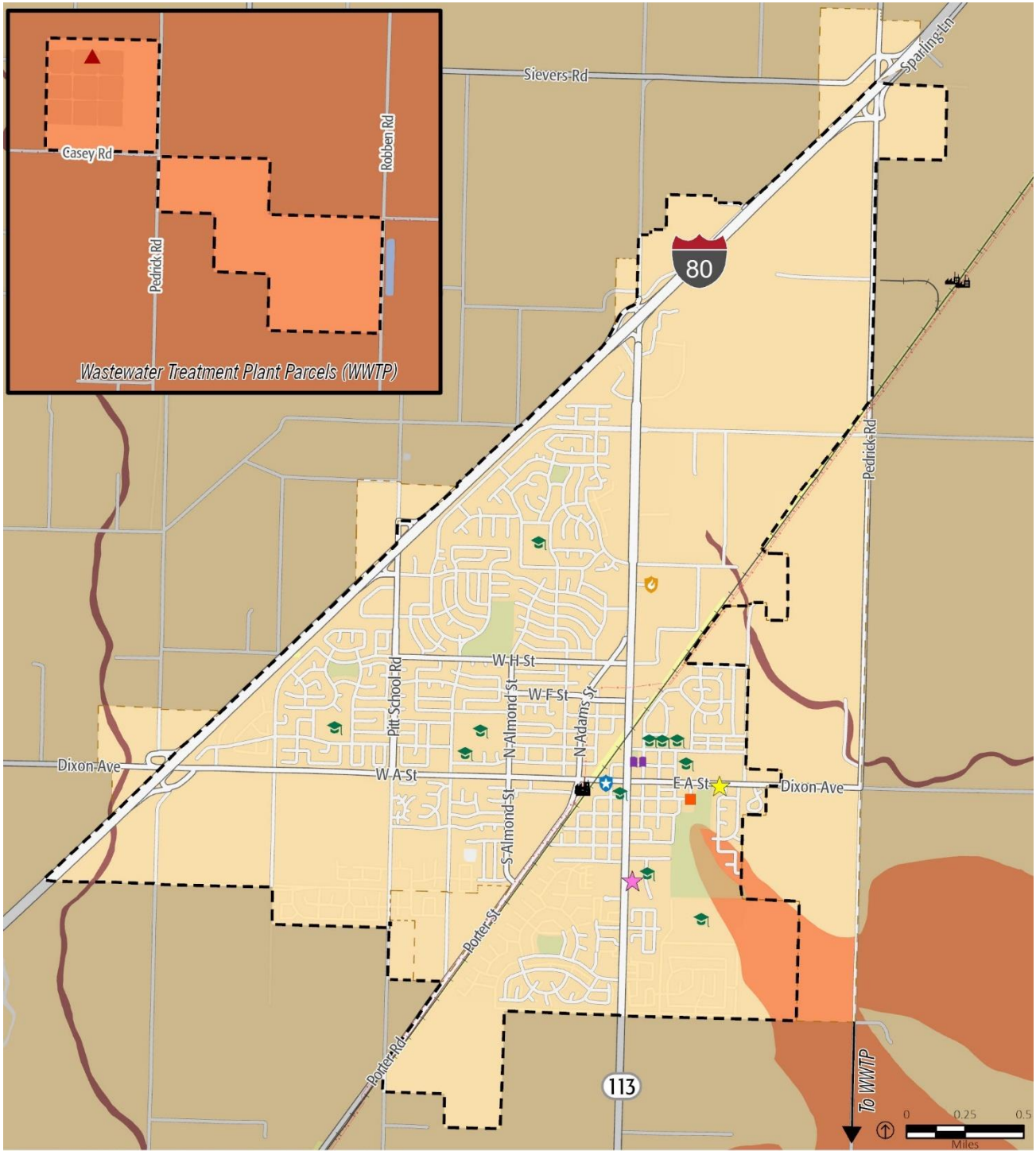
Figure NE-4 Seismic Hazards Regional Fault Lines



Source: USGS 2018, CGS 2017, Solano County 2021, PlaceWorks 2022, ESRI

- | | |
|---|--|
|  County Boundary |  Transmission Lines |
|  City Boundary |  Parks and Open Space |
|  Sphere of Influence |  USGS Quaternary Faults |
|  Railroad | |

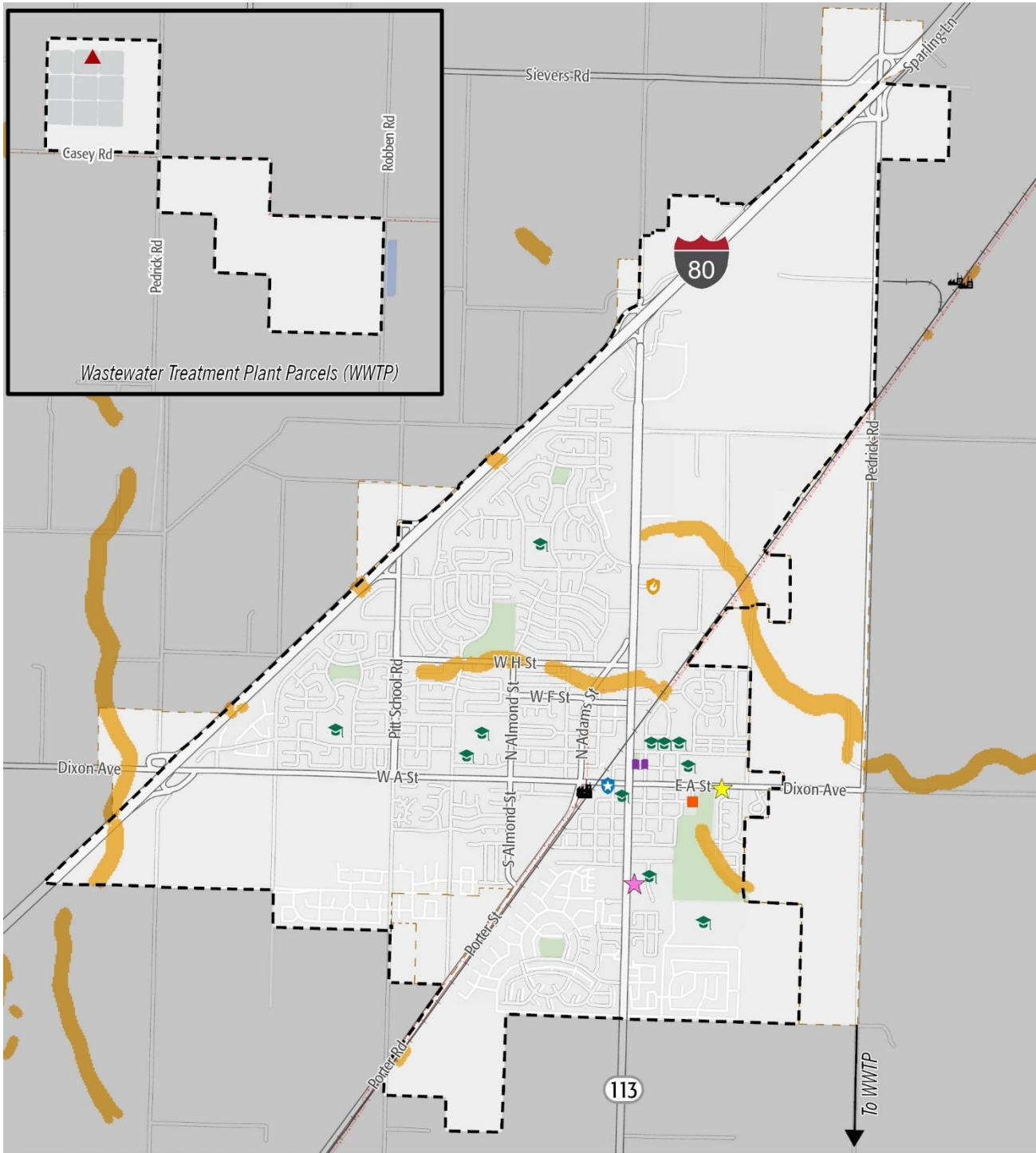
Figure NE-5 Flood Hazards Liquefaction Susceptibility



Source: USGS 2006, Solano County 2021, PlaceWorks 2022, ESRI

- | | | | |
|------------------------|-----------------------------|--------------------|---------------------------------------|
| — City Boundary | Liquefaction Susceptibility | ★ City Hall | ★ Police Station |
| ⬡ Sphere of Influence | Very High | ■ Community Center | ▲ Water/Wastewater Treatment Facility |
| — Railroad | High | ■ Library | ⚡ Electrical Substation |
| — Transmission Lines | Moderate | 🎓 School | ★ Dixon May Fair Grounds |
| 🌳 Parks and Open Space | Low | 🚒 Fire Station | |

Figure NE-6 Wildfire Hazards/Landslide Hazards

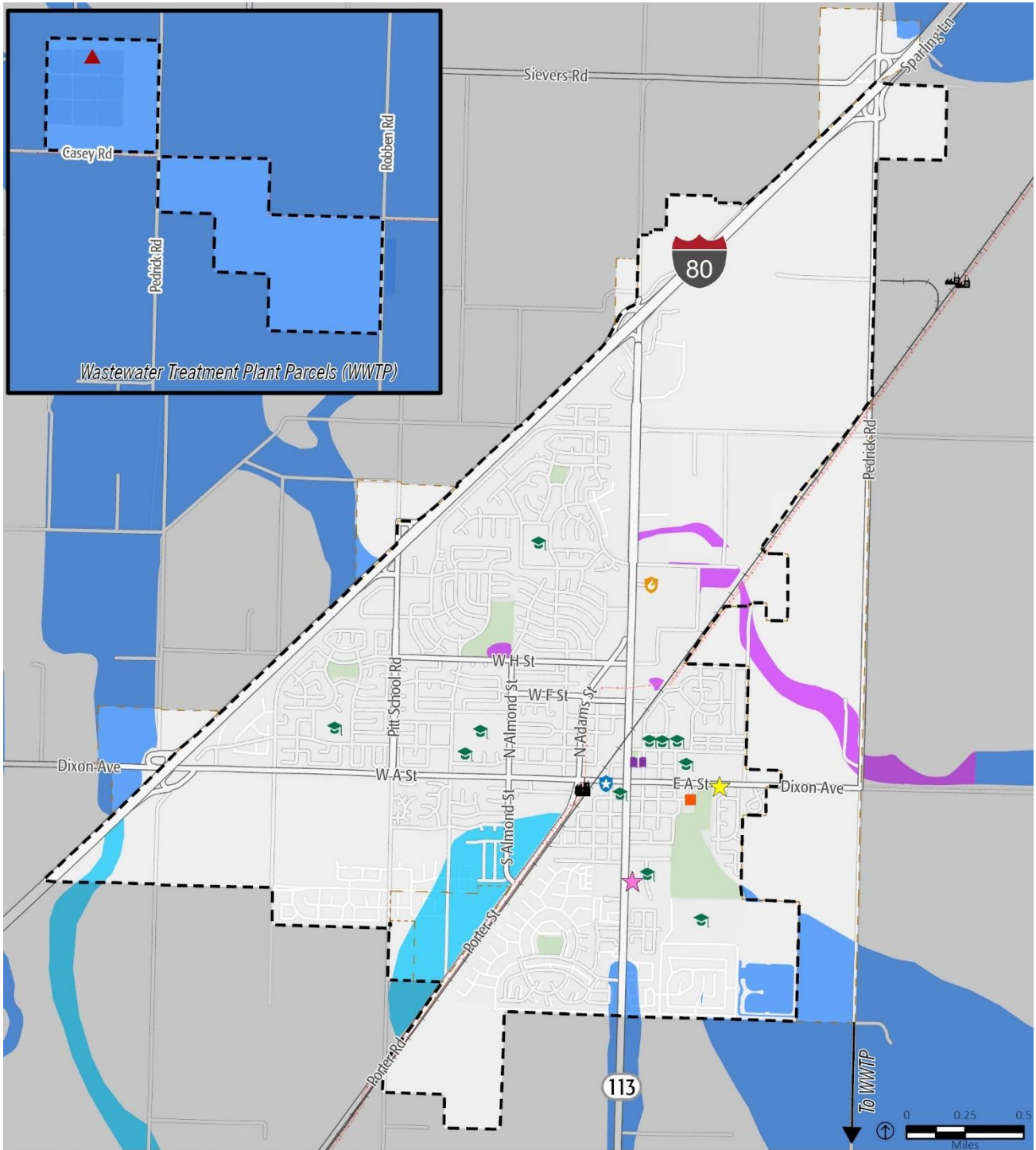


Source: Solano County 2021, PlaceWorks 2022, ESRI

- | | | |
|------------------------|---|---------------------------------------|
| — City Boundary | Landslide Hazards (Solano County MJHMP) | 🚒 Fire Station |
| ⬜ Sphere of Influence | 🟠 Medium | 👮 Police Station |
| — Railroad | ★ City Hall | 🏭 Water/Wastewater Treatment Facility |
| — Transmission Lines | 🏠 Community Center | ⚡ Electrical Substation |
| 🌳 Parks and Open Space | 📖 Library | ★ Dixon May Fair Grounds |
| | 🎓 School | |



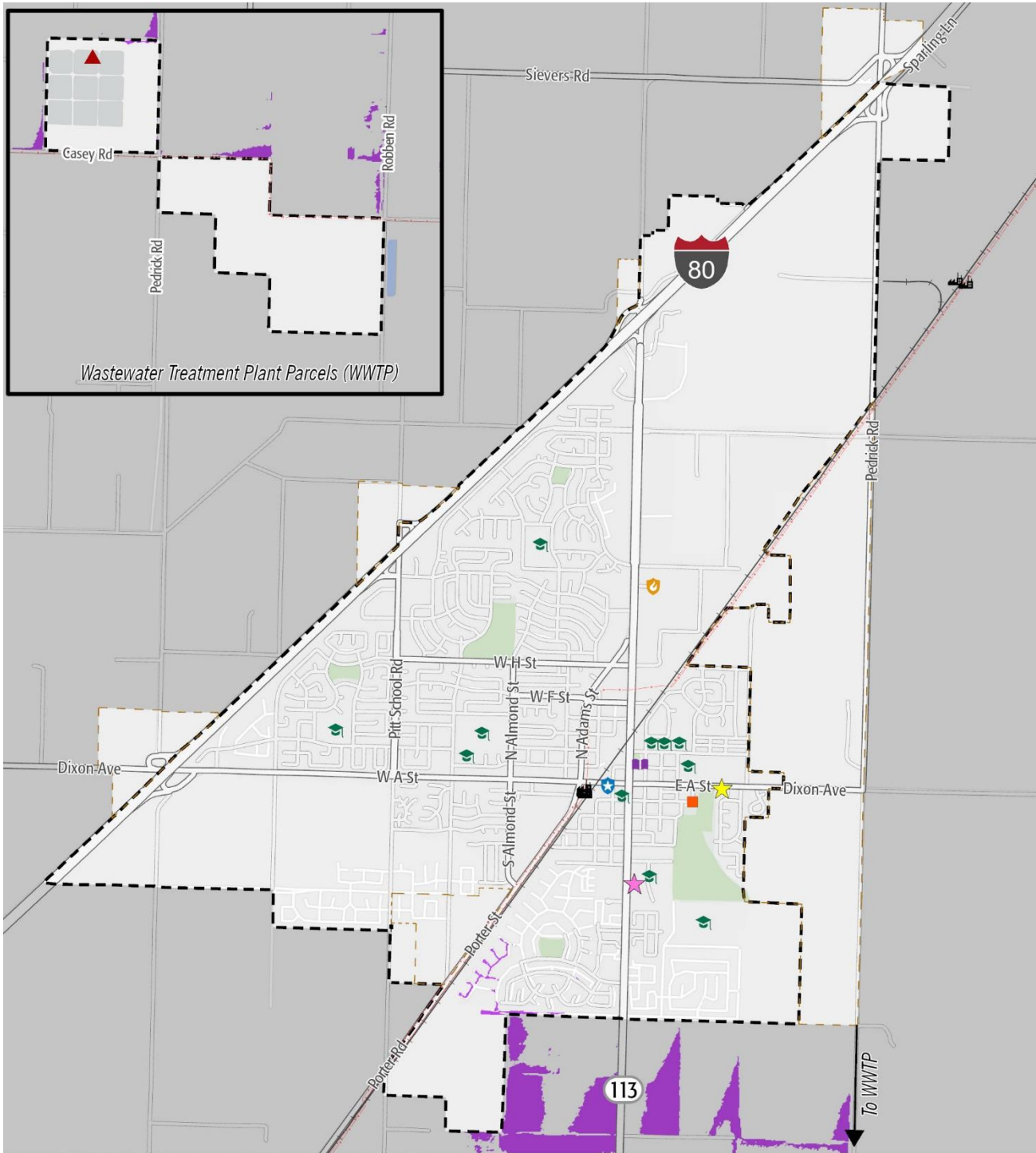
Figure NE-7 Flood Hazard Zones



Source: DWR 2021, Solano County 2021, PlaceWorks 2022, ESRI

- | | | |
|----------------------|---|-------------------------------------|
| City Boundary | Inland Flooding (Solano County MJHMP) 100 year floodplain | School |
| Sphere of Influence | 500 year floodplain | Fire Station |
| Railroad | DWR Awareness 100 Year Flood Zone | Police Station |
| Transmission Lines | City Hall | Water/Wastewater Treatment Facility |
| Parks and Open Space | Community Center | Electrical Substation |
| | Library | Dixon May Fair Grounds |

Figure NE-8 Dam Inundation Zones

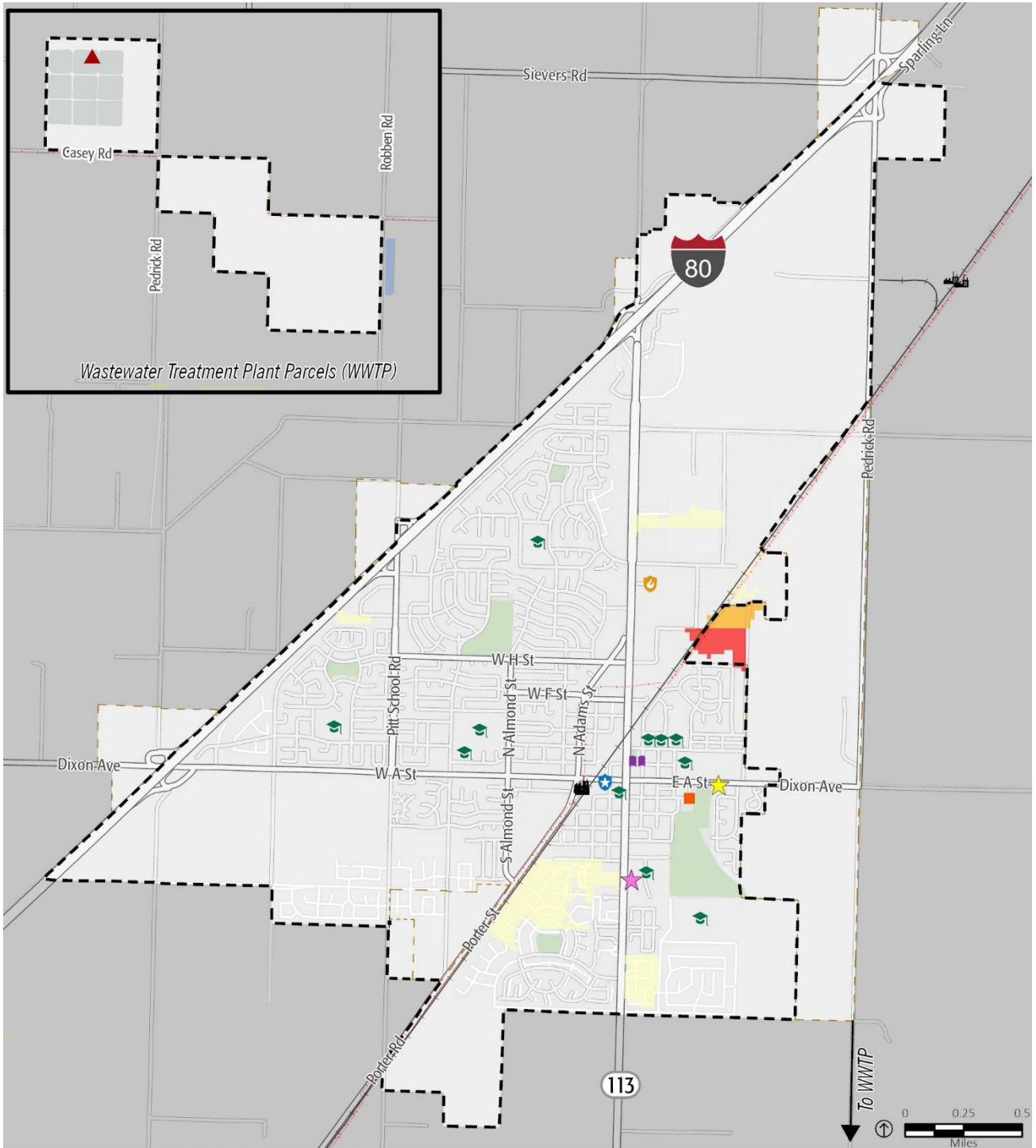


Source: DWR DSOD 2021, Solano County 2021, PlaceWorks 2022, ESRI

- | | | | |
|----------------------|----------------------|----------------|-------------------------------------|
| City Boundary | Dam Inundation Areas | School | Dixon May Fair Grounds |
| Sphere of Influence | City Hall | Fire Station | Water/Wastewater Treatment Facility |
| Railroad | Community Center | Police Station | Electrical Substation |
| Transmission Lines | Library | | |
| Parks and Open Space | | | |



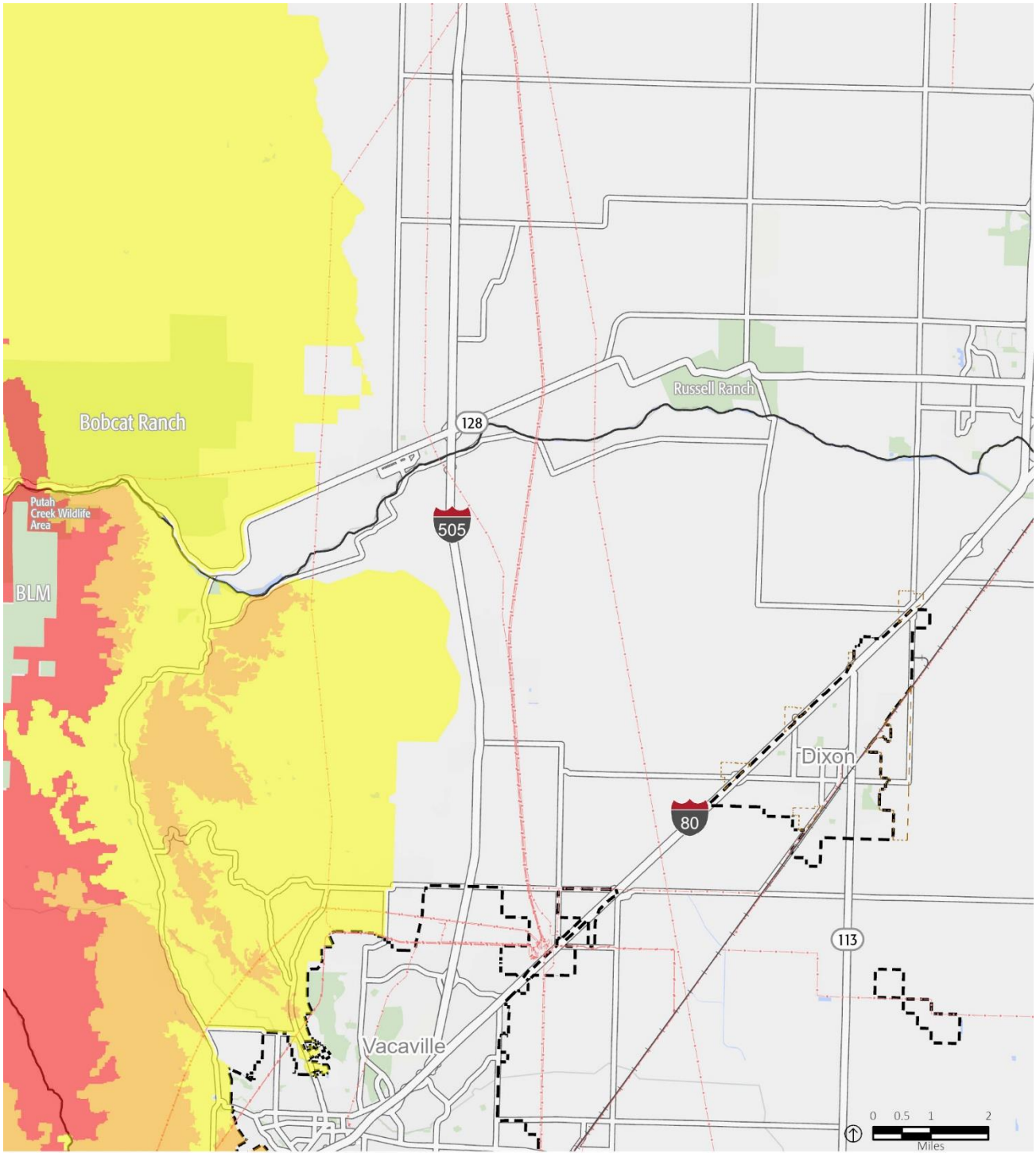
Figure NE-9 Wildland Urban Interface



Source: CalFire 2015, Solano County 2021, PlaceWorks 2022, ESRI

- | | | | |
|----------------------|---|------------------|-------------------------------------|
| City Boundary | CalFire Wildland/Urban Interface Influence Zone | City Hall | Police Station |
| Sphere of Influence | Intermix Zone | Community Center | Water/Wastewater Treatment Facility |
| Railroad | Interface Zone | Library | Electrical Substation |
| Transmission Lines | | School | Dixon May Fair Grounds |
| Parks and Open Space | | Fire Station | |

Figure NE-10 Fire Hazard Severity Zones



Source: CalFire 2007, Solano County 2021, PlaceWorks 2022, ESRI

- | | | |
|---------------------|----------------------|--|
| County Boundary | Railroad | Fire Hazard Severity Zones in State Responsibility Areas
Very High
High
Moderate |
| City Boundary | Parks and Open Space | |
| Sphere of Influence | | |
| Transmission Lines | | |

Extreme Heat

Though “extreme heat” does not have a universal definition, California guidance documents define extreme heat as temperatures that are hotter than 98 percent of the historical high temperatures for the area, as measured between April and October of 1961 to 1990. Days that reach this level are called extreme heat days. In Dixon, the extreme heat day threshold is 103.7°F. An event with five or more extreme heat days in a row is called a heat wave. Dixon experienced extended high heat events in June 2000 and June 2013, both of which resulted in incidents of heat stroke in Solano County.

As the climate warms, Cal-Adapt predicts that the average annual temperature will be 5 degrees hotter in Dixon between 2040 and 2060. Depending on the location and emissions levels, the state Cal-Adapt database indicates the number of extreme heat days is expected to rise from a historical annual average of 4 days per year to 29 days per year by the middle of the century (2035 to 2064) and to 53 days per year by the end of the century (2070 to 2099). Heat can already be dangerous in Dixon, with July temperatures often rising above 100 degrees, and hotter temperatures could present serious health risks to residents.

Extreme heat events are dangerous because people exposed to extreme heat can suffer heat-related illnesses, including heat cramps, heat exhaustion, and (most severely) heat stroke. Elderly persons, small children, persons with chronic illnesses and/or disabilities, persons experiencing homelessness, outdoor workers, and households in poverty are particularly vulnerable to extreme heat.

Extreme heat can lead to thermal expansion of railroad tracks and cause warping or buckling. This can cause train accidents, slow rail and freight services, or suspend all rail

traffic. If a train accident were to occur in Dixon, the eastern portion of the city would be cut off from the other areas of the city, making evacuation more difficult during emergencies. Indirectly, extreme heat puts more stress on power lines, causing them to run less efficiently. The heat also causes more demand for electricity (usually to run air conditioning units); this demand combined with the stress on the power lines may lead to rolling blackouts.

California State law, in SB 379, requires cities to identify local risks arising from

climate change. In Dixon, which is not subject to risks from sea level rise, climate change related risks arise mainly from increased heat and reduced rainfall, which could lead to more drought and increased fire risk. More extreme and unpredictable weather would also threaten the agricultural sector through unseasonable weather, frosts, heat, and loss of important pollinators.Human Health Hazards

Human health hazards are bacteria, viruses, parasites, and other organisms that can cause diseases and illness in people. Some of these diseases may cause only mild inconvenience, but others are potentially life threatening. These diseases are often carried by animals, such as mice and rats, ticks, and mosquitos. Warmer temperatures and high levels of precipitation can lead to increased populations of disease-carrying animals, creating a greater risk of disease and increased rates of infection.

Isolated incidents of West Nile Virus and Lyme Disease have been an annual concern within Solano County. However, there are no records of recent widespread disease incidents. Increases in average temperature

County Multi-jurisdiction Hazard Mitigation Plan assesses risks to people and facilities from natural and human-caused hazards and identifies mitigation actions to reduce or eliminate hazard risks in the city.

The Solano County Multi-jurisdictional Hazard Mitigation Plan contains a jurisdictional annex specific to hazards in Dixon. This jurisdictional annex is hereby incorporated into the Natural Environment Element by reference. The City of Dixon also has an Emergency Operations Plan, managed and updated by the Dixon Fire Department, that covers potential threats, including a major earthquake or liquefaction, fire, flood, dam failure, hazardous materials incidents, drought, terrorist incidents, and war; the plan is managed by the Dixon Fire Department.

The City's Emergency Operations Plan is based on the State of California's Standardized Emergency Management System and is designed to work with the rest of Solano County to quickly and effectively respond to disasters. If a major disaster occurs and a disaster declaration is declared, the County will coordinate mutual aid and response.



The Dixon Fire Department also responds to life hazard situations involving flooding and other public safety risks that flooding may pose. Other emergency resources in Dixon include the Dixon Medical Center (which includes an urgent care center), three hospitals within a ten-minute drive, eleven local churches, and the Dixon Senior/Multi-use Center. Community facilities are shown in Figure NE-11. The Proposed Plan policies and actions below helps to improve Dixon's resilience, with policies to ensure the safety of development in potentially hazardous areas and to commit City resources to maintain and update emergency plans and operations. With continued good planning emergency preparedness, public awareness education, and collaboration with neighboring cities, Dixon can ensure its resilience.

The Solano County Office of Emergency Services (OES) is responsible for public warning efforts during the preparedness phases of a disaster as well as the alert and notification needs during a disaster response. The County Public Information Officer is the representative within the OES staff who is responsible for public information efforts. Dixon uses "Alert Solano" to notify residents and businesses in Dixon that are impacted by or in danger of being impacted by an emergency. Alert Solano provides basic information about incidents and what specific actions are necessary to protect life and health. Alert Solano enables agencies in Solano County to provide residents with critical information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons, and evacuations of buildings or neighborhoods.

THE HEAT ISLAND EFFECT



The "heat island effect" is an urban condition that occurs because many man-made materials, like asphalt, concrete, and brick, absorb and retain more of the sun's heat than natural elements like trees, fields, and bodies of water. This leads to urbanized areas being hotter than surrounding open space or agricultural lands, and staying hotter even after the sun goes down. Urban heat islands can exacerbate already dangerous summer temperatures and put more strain on the electricity grid through higher air conditioning use. Luckily, there are many effective strategies communities can take to reduce the heat island effect, including planting more trees in urban areas, using reflective building materials like white roofs to collect less heat, and concentrating development in already-developed areas to maintain cooling open spaces.

During an emergency, the Police Department is responsible for the evacuation and movement of citizens throughout Dixon. During significant evacuation emergencies, the Police Department's key functions include coordination and emergency management, public alert and warning, and traffic control. The Solano County Department of Health and Social Services is responsible for coordination support of the movement of people with access and functional needs during an evacuation emergency. If evacuation operations seem likely, the emergency operations center coordinates public safety, security, and evacuation resources.

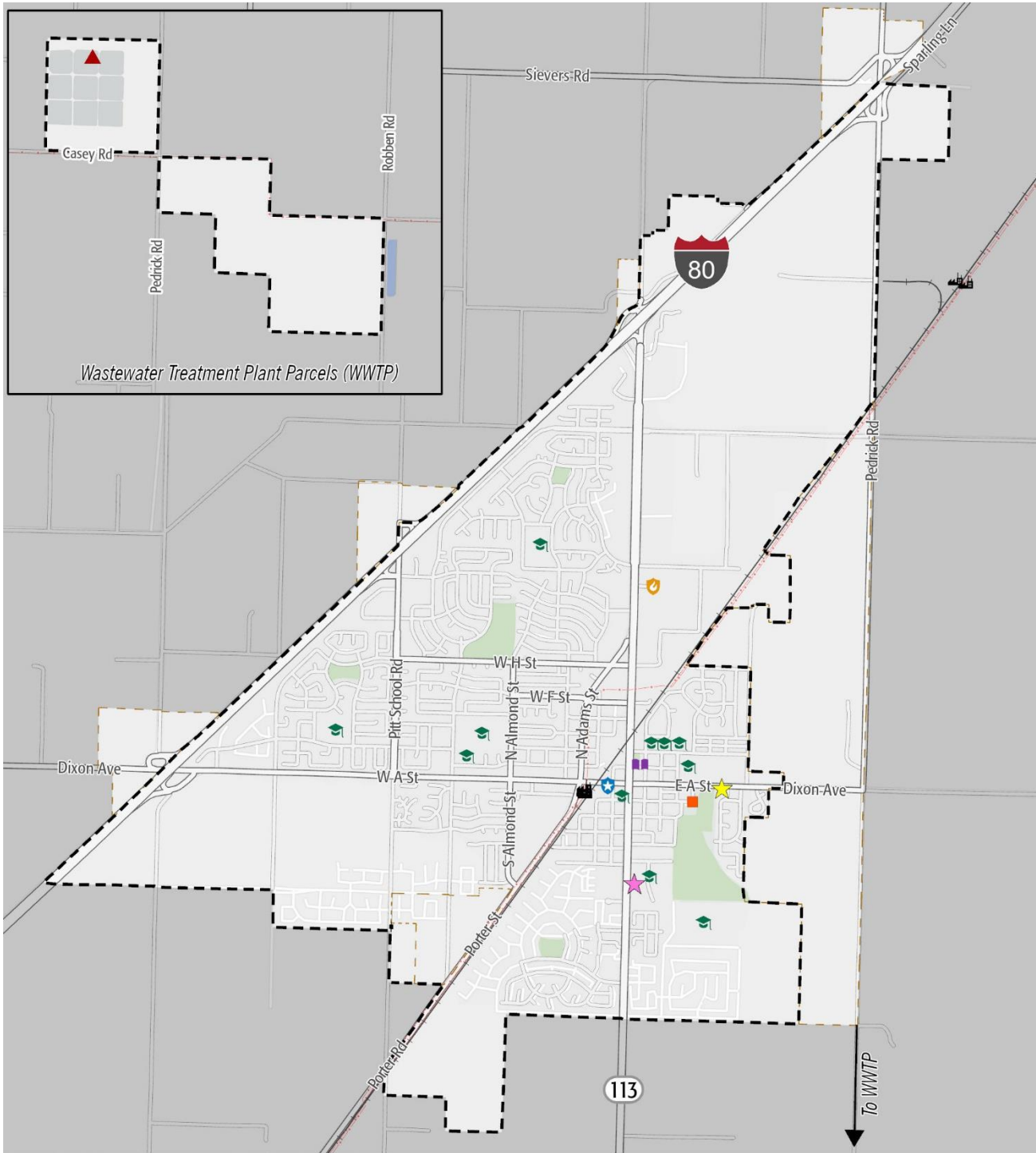
With advanced warning, evacuation can be effective in reducing injury and loss of life during a catastrophic event. Figure NE-12 shows evacuation routes in Dixon, including I-80, SR-113, Dixon Avenue, West A Street, H Street, Stratford Avenue, Pitt School Road, Lincoln Street, Almond Street, Adams Street, and First Street.

Figure NE-13 shows residential parcels in Dixon with evacuation constraints. Parcels with an evacuation constraint may have only one emergency evacuation route. The lack of multiple emergency access points limits roadway access for these properties, which may create difficulties if there is a need to evacuate. The City has multiple evacuation-constrained neighborhoods, most notably along the northern border of the city between Pitt School Road, West H Street, and SR-113. Other major evacuation-constrained neighborhoods are along the southern border of the city near Porter Street and Parkway Boulevard. The railroad also poses an evacuation constraint, as an accident along the rail line could prevent residents and emergency services from traveling east-west in the city.

Climate-change-related changes in flooding, extreme heat, and severe weather patterns will likely make natural hazards emergencies both more frequent and more intense. Given the ability of floods, extreme heat, and severe weather to damage structures and infrastructure and harm human health, increased frequency of these natural hazards will likely increase the demand for disaster response and recovery services. More frequent disasters will also increase the need for adequate evacuation routes.

See Chapter 4: Public Services and Facilities for more information and policies regarding police, fire, and emergency response in Dixon.

Figure NE-11 Community Facilities

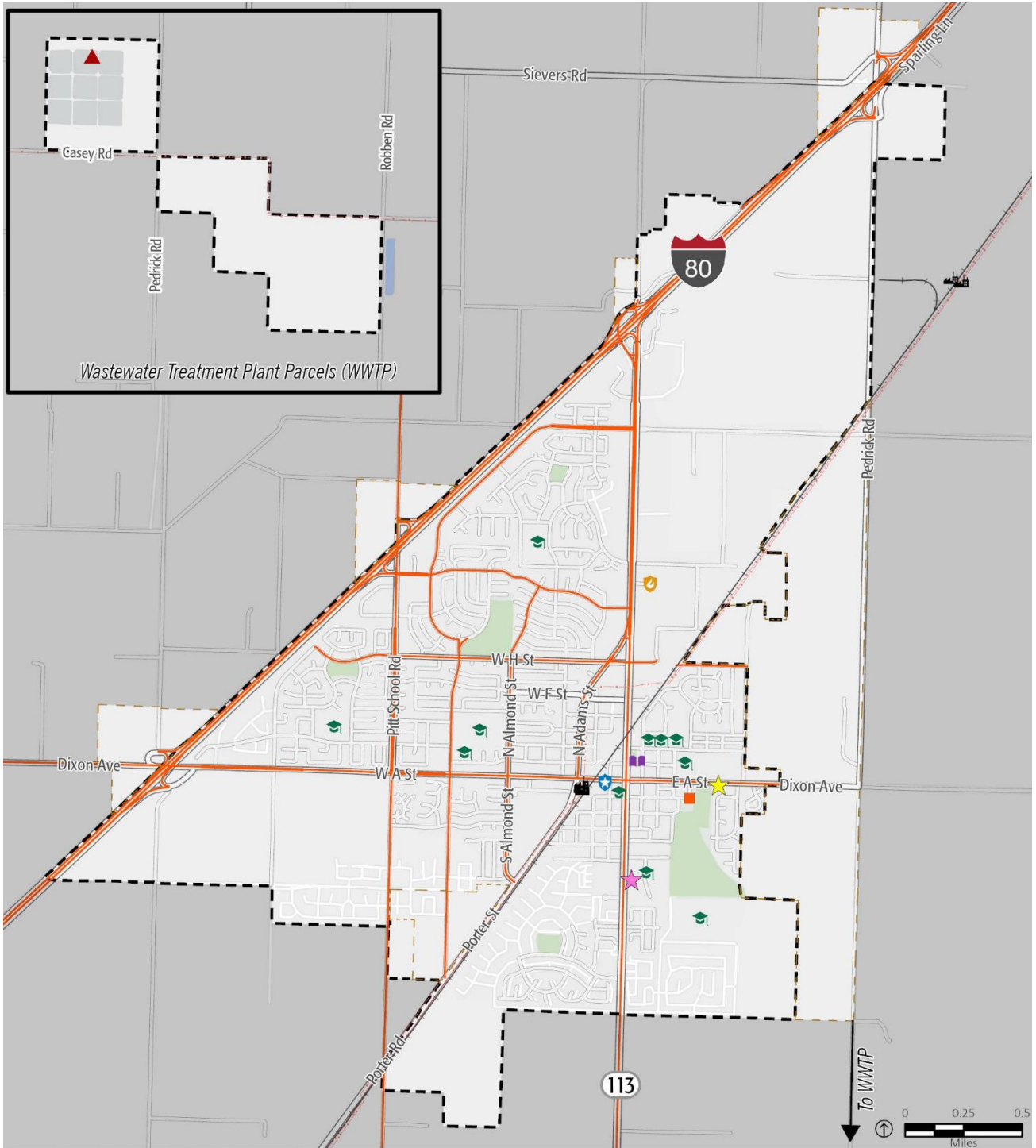


Source: CalOES 2021, Solano County 2021, PlaceWorks 2022, ESRI

- | | | |
|----------------------|------------------|-------------------------------------|
| City Boundary | City Hall | Police Station |
| Sphere of Influence | Community Center | Water/Wastewater Treatment Facility |
| Railroad | Library | Electrical Substation |
| Transmission Lines | School | Dixon May Fair Grounds |
| Parks and Open Space | Fire Station | |



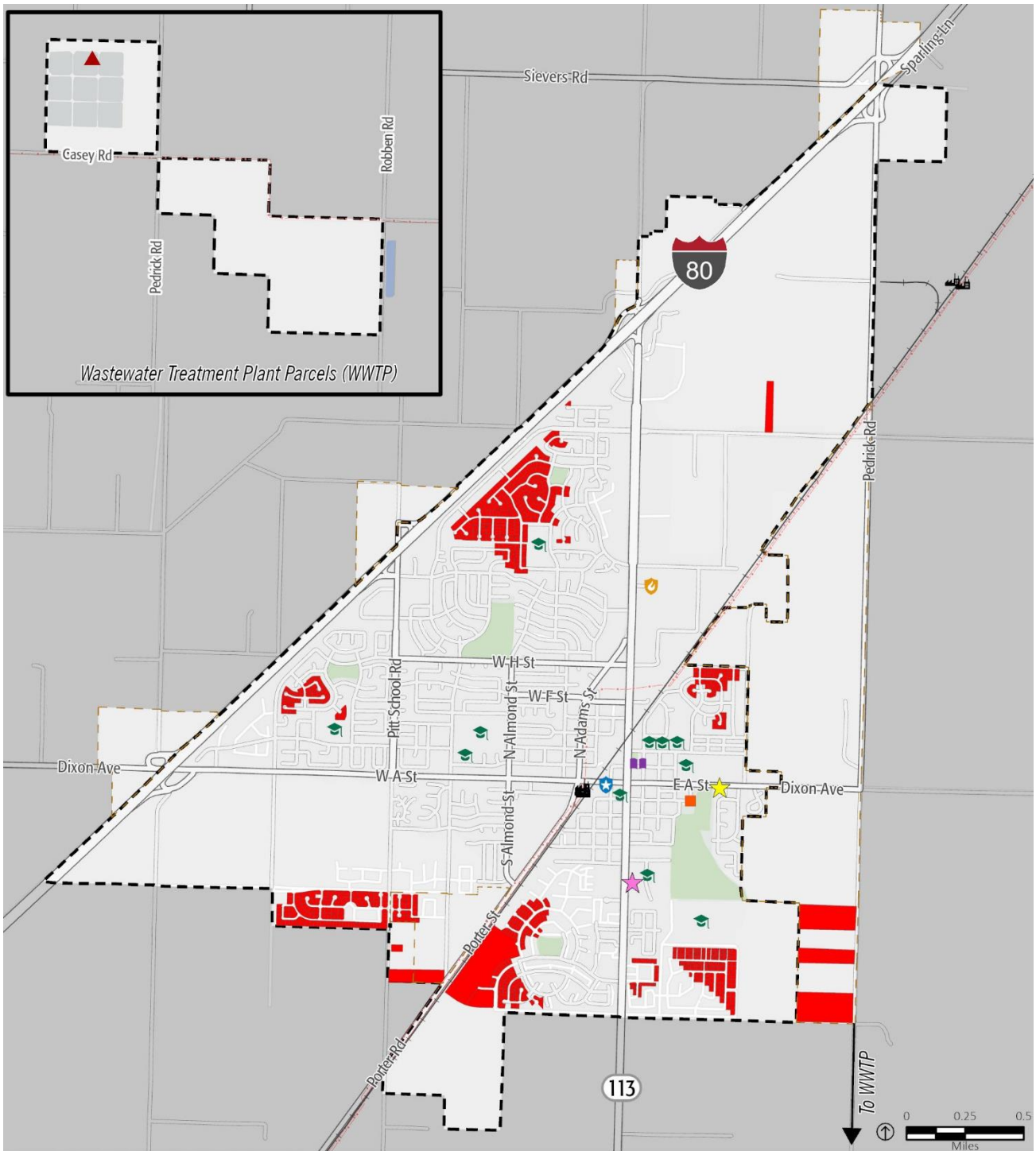
Figure NE-12 Evacuation Routes



Source: Solano County 2021, PlaceWorks 2022, ESRI

- | | | |
|----------------------|---------------------------|-------------------------------------|
| City Boundary | Possible Evacuation Route | Police Station |
| Sphere of Influence | City Hall | Fire Station |
| Railroad | Community Center | Water/Wastewater Treatment Facility |
| Transmission Lines | Library | Electrical Substation |
| Parks and Open Space | School | Dixon May Fair Grounds |

Figure NE-13 Evacuation Constrained Residential Parcels



Source: Solano County 2021, PlaceWorks 2022, ESRI

- | | | |
|----------------------|--|-------------------------------------|
| City Boundary | Residential Parcels with Possible Evacuation Constraints | Fire Station |
| Sphere of Influence | City Hall | Police Station |
| Railroad | Community Center | Water/Wastewater Treatment Facility |
| Transmission Lines | Library | Electrical Substation |
| Parks and Open Space | School | Dixon May Fair Grounds |

GOAL NE-4: Protect life and property from natural and human—made hazards and provide quick, effective response to disasters and emergencies.

POLICIES

Geologic and Seismic Hazards

- NE-4.1** Protect life, the natural environment, and property from ~~natural and manmade humanmade~~ hazards due to seismic activity and geologic hazards, **hazardous material exposure, flooding, wildfire, or extreme heat events.**
- NE-4.2** Ensure that structures intended for human occupancy and critical facilities are designed and constructed to retain their structural integrity and key operational capabilities when subjected to seismic activity or geologic hazards, in accordance with the California Building Code.
- NE-4.3** In areas of high liquefaction risk (see Figure NE-5), require that project proponents submit geotechnical investigation reports and ~~demonstration~~ demonstrate that the project conforms to all recommended mitigation measures prior to City approval.
- NE-4.4** Require new development to deploy best practices for minimizing erosion and promoting slope stabilization in areas that have been subject to erosion or landslides.
- NE-4.54** Collaborate with the Bureau of Reclamation, Solano Irrigation District, Solano County Water Agency, and other responsible agencies to ensure the seismic and geologic hazard safety of the Monticello Dam.

Flood Hazards

- NE-4.6** Ensure that new development is sited, constructed, and operated to minimize impacts and risks of flood hazards to public health, safety, and welfare.
- NE-4.7** Require new development to adhere to the Floodplain Management Ordinance and to employ floodproofing construction techniques to the extent feasible.
- NE-4.8** Prohibit new critical and essential public services and facilities from being located in the floodplain, as shown on Figure NE-7. Retrofit existing facilities to be flood- resilient and remain operational in the event of a flood.
- NE-4.9** Coordinate with local and regional flood control agencies, such as the Dixon and Solano Resource Conservation Districts, to reduce regional flood hazards and preserve the integrity of flood control infrastructure.

NE-4.10 Promote public awareness of flood hazards and provide guidance on how to prepare for a flood.

Wildfire and Smoke

NE-4.11 Evaluate proximity to fire hazard and wildland-urban interface areas and feasibility of maintaining defensible space as part of the development review process.

NE-4.12 Ensure adequate firefighting infrastructure, including water supply and pressure, road and building clearance for firefighting vehicles, and clear and legible street signage throughout the community.

NE-4.13 Place all new public facilities outside of identified fire hazard risk areas, as feasible. Appropriately retrofit or, if necessary, relocate existing public facilities outside of identified fire hazard areas.

NE-4.14 Encourage the retrofitting of older buildings to current safety standards in coordination with proposed major remodeling or additions.

NE-4.16 Develop an incentive programs for property owners to retrofit their buildings to improve fire resilience.

Severe Weather

NE-4.15 Coordinate with PG&E, MCE Community Choice Energy, and local solar energy installers to support resiliency of the local power grid, including solar and battery systems for residents, businesses, and public agencies.

NE-4.16 Support weatherization retrofits of older homes via provision of educational information, helping residents connect with contractors and existing financial assistance programs, and providing financial incentives and rebates.

NE-4.17 Regularly trim trees and remove dead trees to prevent damage during severe weather events.

Extreme Heat

NE-4.18 Elevate extreme heat to a hazard of concern in Dixon.

NE-4.19XX Provide for the continued establishment, support, and maintenance of cooling centers and ensure that these centers are accessible and welcoming to those with language barriers or access and functional needs.

NE-4.20 Work with the Solano County Public Health Department to provide public education about the health impacts of high heat and effective response strategies.

NE-4.21 Encourage new developments and existing property owners to incorporate sustainable, energy-efficient, and environmentally

regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience to heat.

NE-4.22 Encourage the use of native vegetation and natural or green infrastructure to absorb the impacts of extreme heat and associated natural hazards, as feasible.

Human Health Hazards

NE-4.23 Support the efforts of the Solano County Public Health Department and local community organizations to monitor and report on emerging pest and disease conditions and to distribute health resources and educational information.

NE-4.24 Look for opportunities to ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, pests, and diseases.

NE-4.25 Work with the Solano County Public Health Department to plan for future pandemic events, including securing necessary public health supplies, preparing effective messaging for preventive actions and treatments, and identifying and evaluating potential public health measures.

NE-4.26 Work with the Solano County Public Health Department to help low-income residents and residents lacking health insurance connect with local health care organizations and service providers.

ACTIONS

NE-4.A Continue to implement provisions for flood hazard reduction in Special Flood Hazard Areas in order to limit the potential for adverse effects on public health, safety, and general welfare.

NE-4.B Seek grants and collaborate with local and regional agencies such as the Dixon and Solano County Resource Conservation Districts to ensure that adequate funding and staff resources are dedicated to maintenance and expansion of flood control infrastructure.

NE-4.CB Assess the feasibility of implementing urban heat island mitigation technologies, including UV-reflective materials and coatings, porous pavement, or other technologies that can reduce surface and air temperature and mitigate for the effects of extreme heat.

NE-4.D Work with the County Public Health Department and Office of Emergency Services to promote public awareness of local hazards and educate the public about how to minimize personal exposure and how to respond to emergency events.

NE-4.E Coordinate with Solano County Public Health to provide health resources to help residents respond to poor air quality and high heat events.

- NE-4.F** Develop an incentive program for property owners- to retrofit their buildings to improve fire resilience.
- NE-4.G** Support financing efforts to increase community access to energy-efficient and environmentally regenerative architectural and landscaping features.
- NE-4.H** Raise awareness about local cooling centers by including informative pamphlets in resident’s’ water and sewer bills.
- NE-4.I** Support partnerships and lead efforts as appropriate to seek grant funding and other support to ensure that public facilities such as schools, community centers, and bus stops are resilient to high heat.
- NE-4.J** Work with the County’s Public Health Department to provide house calls to residents such as single seniors who are particularly vulnerable to heat during high heat events.

(Policies and actions related to the urban forest canopy under Goal NE-1 also offer co-benefits for mitigating the adverse effects of extreme heat. Policies and actions related to stormwater management in the Public Facilities and Services Element also offer co-benefits for flood risk mitigation).

EMERGENCY RESPONSE

POLICIES

- NE-4.275** Continue to maintain an Emergency Operations Plan, Emergency Response Plan, Local Hazard Mitigation Plan, and Risk and Resilience Plan to effectively prepare for maintain an Emergency Operations Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human-caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions.
- NE-4.286** Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.
- NE-4.297** Increase public awareness of City and County emergency preparedness programs and resources for all hazards.
- NE-4.30** Address the safety needs of occupants of evacuation-constrained parcels via road construction and design, operating evacuation assistance programs in conjunction with local transit providers to help those with limited mobility or lacking vehicle access, and by ensuring that evacuation routes remain operational in the event of an emergency.
- NE-4.31** Coordinate between departments to ensure that evacuation routes,

as shown in Figure NE-12, are able to remain operational in the event of an emergency.

NE-4.32 Require new development to be served by at least two access points.

NE-4.33 Work with Union Pacific Railroad to create an overpass or underpass to ensure that traffic is able to cross the railroad during an emergency.

NE-4.34 Increase resident enrollment in Alert Solano and Dixon Community Connect.

NE-4.35 Identify additional emergency warning mechanisms that can increase access to emergency warnings and ensure that emergency notifications are provided in formats and languages appropriate for the demographics of Dixon.

NE-4.36 Establish and maintain a network of equitably located community resilience hubs throughout Dixon and ensure that resilience hubs are situated outside of areas at risk from hazard impacts to the extent possible, offer refuge from extreme heat and poor air quality due to regional wildfire smoke, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations and be available to all community members.

ACTIONS

NE-4.JC Establish a Community Emergency Response Team (CERT) program to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

NE-4.KD Annually review and revise the City's Emergency Operations Plan (EOP) as needed, and assess the need for modifications following post-incident analyses, post-exercise critiques, and changes in policy.

NE-4.L Operate evacuation assistance programs in conjunction with local transit providers to help those with limited mobility or lacking vehicle access.

2.6 ENVIRONMENTAL PROTECTION

AIR, SOIL, AND WATER QUALITY

Indicators of environmental risk come from both point and non-point source pollutants. Point source pollution, which comes from a traceable point, like factory smokestacks or leaking chemical tanks, and non-point source pollution, which is not traceable to a single point and can include pollutants like car exhaust and agricultural runoff, can both affect environmental health. The steady stream of cars and trucks passing through on Highway I-80 and SR-113 are some of Dixon's biggest sources of non-point source pollution, generating air, noise, and water pollution. CalEnviroscreen, a mapping tool that identifies communities affected by different pollution sources, rates the census tract north of H Street in the highest quartile for exposure to traffic-related environmental pollution from exposure to particulate matter from the I-80 freeway and Highway 113.

Highway pollution, which affects air, soil, and water, contains toxic chemicals, particulate matter, and carcinogens. Other non-point source air and noise pollution comes from seasonal use of agricultural equipment and aircraft flying over from nearby Travis Air Force Base. (See Chapter 2: Community Character and Design for a more detailed discussion of noise pollution.)

Where schools or residential uses are near sources of pollution, people may be at higher risk of exposure to unsafe environments, but city policies can help prevent pollution through a variety of strategies. Buffers, such as trees or non-sensitive land uses like commercial buildings, can create safe distances between people and pollutant sources. Collaboration with appropriate regional agencies, including the State Water Resources Control Board, and the Regional Water Quality Control Board, which manage water pollution, and the Yolo-Solano Air Quality Management District, which regulates air pollution and provides

funding and support for air quality improvements, ensure that regional and State environmental standards are met.

HAZARDOUS MATERIALS

Some hazardous materials found in, around, or passing through Dixon could pollute the air, soil, and water. Pesticides used on nearby agricultural lands or in local landscaping run off into water and can impact the soils and groundwater; CalEnviroscreen ranks all four of Dixon's census tracts in the highest quarter of the state for risk of exposure to pesticides. Point sources of pollution in Dixon include some contaminated sites within the city, such as gas stations with leaking storage tanks, fertilizer shops, and former trucking sites, all of which can release chemicals into the soil, water, and air. Several existing contaminated sites are located in the area; due to the number of underground cleanup sites, including gas station fuel tanks, solvents, heavy metals, and pesticides, CalEnviroscreen ranks the census tract that contains downtown Dixon in the 91st percentile for risk of groundwater contamination. The Dixon area also has 33 plugged and abandoned oil wells, which could also impact groundwater and soils. ~~Sites with any contamination are required to undergo remediation before any development occurs on them to protect future~~

~~occupants. State and regional standards, as well as policies within this General Plan, can help to minimize the community's exposure to hazardous materials.~~

The California Department of Toxic Substances Control has primary regulatory responsibility for the management of hazardous materials and the generation, transport, and disposal of hazardous waste under the authority of the Hazardous Waste Control Law.



The California Environmental Protection Agency (Cal-EPA) also plays a major role in overseeing the management of hazardous materials and waste within California. In 1993, SB 1082 gave Cal-EPA the authority and responsibility to establish a unified hazardous waste and hazardous materials management and regulatory program, commonly referred to as the Unified Program. The purpose of this program is to consolidate and coordinate six different hazardous materials and hazardous waste programs, and to ensure that they are consistently implemented throughout the state. State law requires county and local agencies to implement the Unified Program through Certified Unified Program Agencies (CUPA). The Solano County Department of Resource Management is the designated CUPA for Solano County.

The Solano County Department of Resource Management is also the designated administering agency for Solano County's Area Hazardous Material Monitoring Program. In the event of a spill or release, this agency is notified immediately to obtain the

most up-to-date hazardous materials storage information. Major incidents are coordinated through the County OES. The Dixon Fire Department may also respond to hazardous materials incidents.

The presence of I-80 and the Union Pacific railway increase the likelihood that Dixon will be subject to minor hazardous materials spills in the future. The use of agricultural chemicals in and around Dixon will likely continue to influence local air, soil, and water quality. Climate change is unlikely to substantially affect hazardous materials transportation incidents. However, increases in the frequency and intensity of hazards, such as floods and severe weather may create a greater risk of hazardous materials releases during these events.

NOISE

Noise is a sound which is unhealthy or unwanted. It can be a human-caused public health hazard which includes excessive, intrusive, or objectionable noises that disrupt daily life. Noise has been tied to physiological effects ranging from hearing loss, high blood pressure, and sleep disturbance, to communication interference and general interruption and annoyance of normal daily activities.

The following noise measurement scales are used to describe noise in a particular location:

Frequency. Frequency is the composition or spectrum of the sound. Frequency is a measure of the pressure fluctuations per second of a sound wave.

Level. The decibel (dB) system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10 dB increase in sound level is perceived by the human ear as only a doubling of the loudness of the sound. Decibel measurement may also be “A-weighted” to de-emphasize the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear in a manner that correlates well with subjective reactions to noise. Ambient sounds generally range from 30 A-weighted decibels (dBA) (very quiet) to 100 dBA (very loud).

Variation. Variation is the sound level over time. Predominant rating scales for human communities in the State of California are Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL) or the day-night average level (Ldn) based on A-weighted decibels. CNEL is the time-varying noise over a 24-hour period, with a 5-dBA weighting factor applied to the hourly Leq for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and

a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). Ldn is similar to the CNEL scale but without the adjustment for events occurring during the evening hours. CNEL and Ldn are within 1 dBA of each other and are normally interchangeable. The noise adjustments are added to the noise events occurring during the more sensitive hours.

Dixon is an urbanized area with open space and agricultural uses. The major sources of noise in the city include vehicle traffic along roadways; agricultural, industrial, and commercial processes; and residential noises, such as people talking, sporting events in parks, and vocalizations from domesticated animals.



Vehicular traffic, including automobile and truck traffic, is the predominant noise source within the city. The level of vehicular traffic noise varies with many factors, including traffic volume, vehicle mix (including percentage of trucks), traffic speed, and distance from the roadway. Interstate 80, State Route 113, and city streets contribute to the noise environment of the city. Figure NE-1416 shows the

contours of existing noise levels (2019) along roadways in the Planning Area, and Figure NE-1527 shows projected noise level contours at buildout of General Plan land uses in 2040.

The noise impacts associated with rail activities depend on a number of factors, including the type of train, the length of train, the use of a horn, the physical track conditions, the geometry and intervening structures between the rail line and its receptor, the number of trains operating, and the speed of the train. Rail operations contribute to the noise environment in the city. The Union Pacific Railroad and Amtrak Capital Corridor railroad pass through but do not stop in Dixon, paralleling South Porter Road through the length of the city. These trains generate high noise levels when passing through the city.

Agricultural activities in the Planning Area can be sources of intermittent noise. For example, high noise levels are generated by wind machines used for agriculture in the early spring, with noise levels of approximately 90 dBA at nearby residential receptors. Commercial- industrial and light-industrial land uses in the city have the potential to generate high noise levels and impact surrounding land uses with their equipment operation. Noise sources from these land uses include: air conditioning or refrigeration units, power tools, lawn equipment, generators, and other powered mechanical equipment.

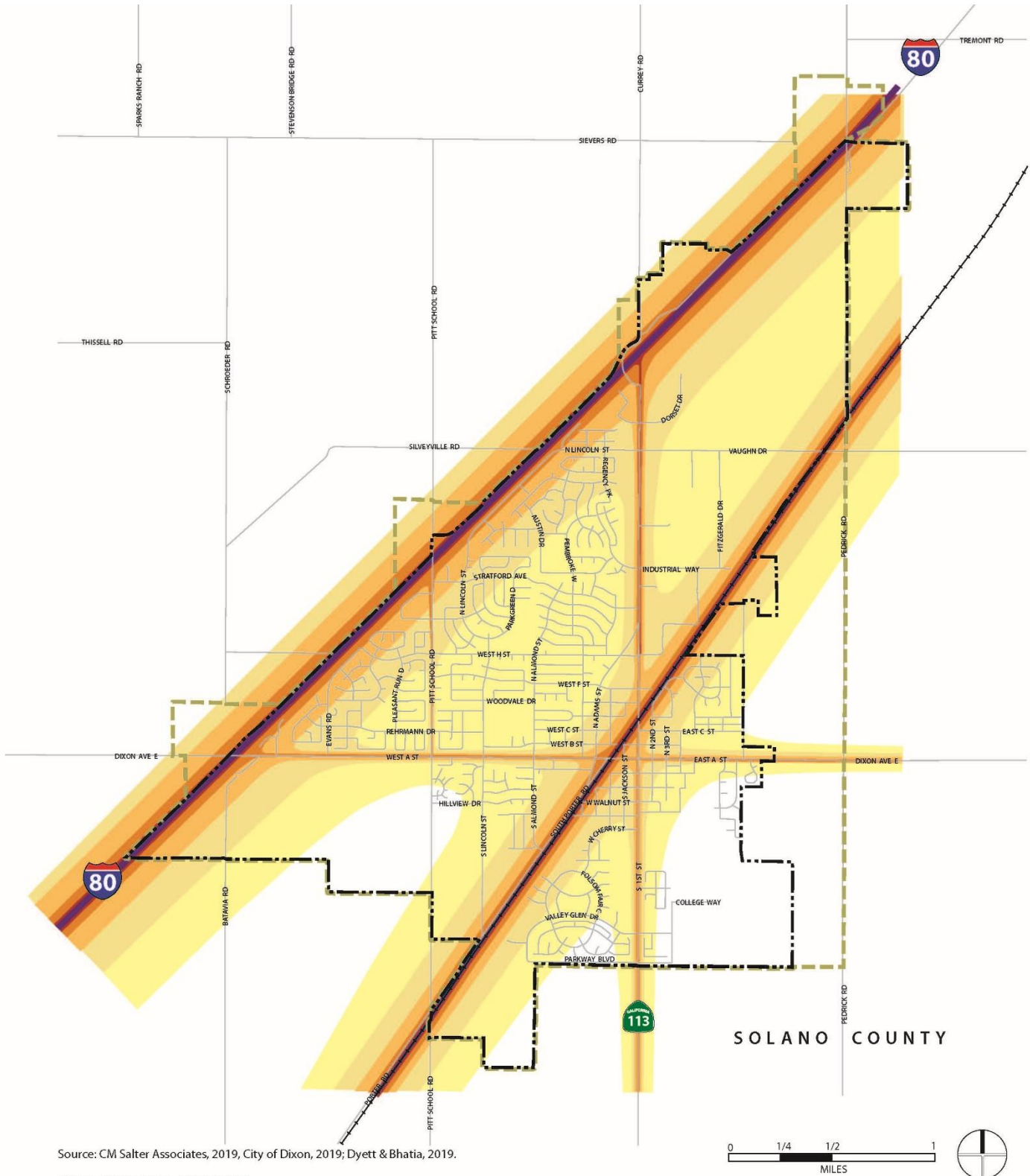
Other sources of noise can include construction and the use of portable or small-scale pieces of equipment. Construction can be a substantial, though short-term, source of noise, and is most disruptive when it takes place near sensitive uses or during night or early morning hours. Power equipment, such as leaf blowers and drills, can produce high noise levels at the location of work. Other amplified sounds, such as audio equipment at either a sanctioned event or residential property, can

also create noise exposure.

Land uses have different levels of compatibility relative to noise, and the State of California mandates that general plans include noise level compatibility standards for the development of land as a function of a range of noise exposure values. Table NE-2 identifies noise level compatibility standards and interior noise standards.











Figure NE-14 1 Existing Noise Contours (2019)



Source: CM Salter Associates, 2019, City of Dixon, 2019; Dyett & Bhatia, 2019.

Dixon Existing Noise Contours

- | | |
|---|---|
|  DNL 55 to 60 dB |  DNL 70 to 75 dB |
|  DNL 60 to 65 dB |  DNL 75 to 80 dB |
|  DNL 65 to 70 dB |  >DNL 80 dB |

-  Railroad
-  Dixon City Limit
-  Sphere of Influence



SOLANO COUNTY

Figure NE-1528 Future Noise Contours (2040)

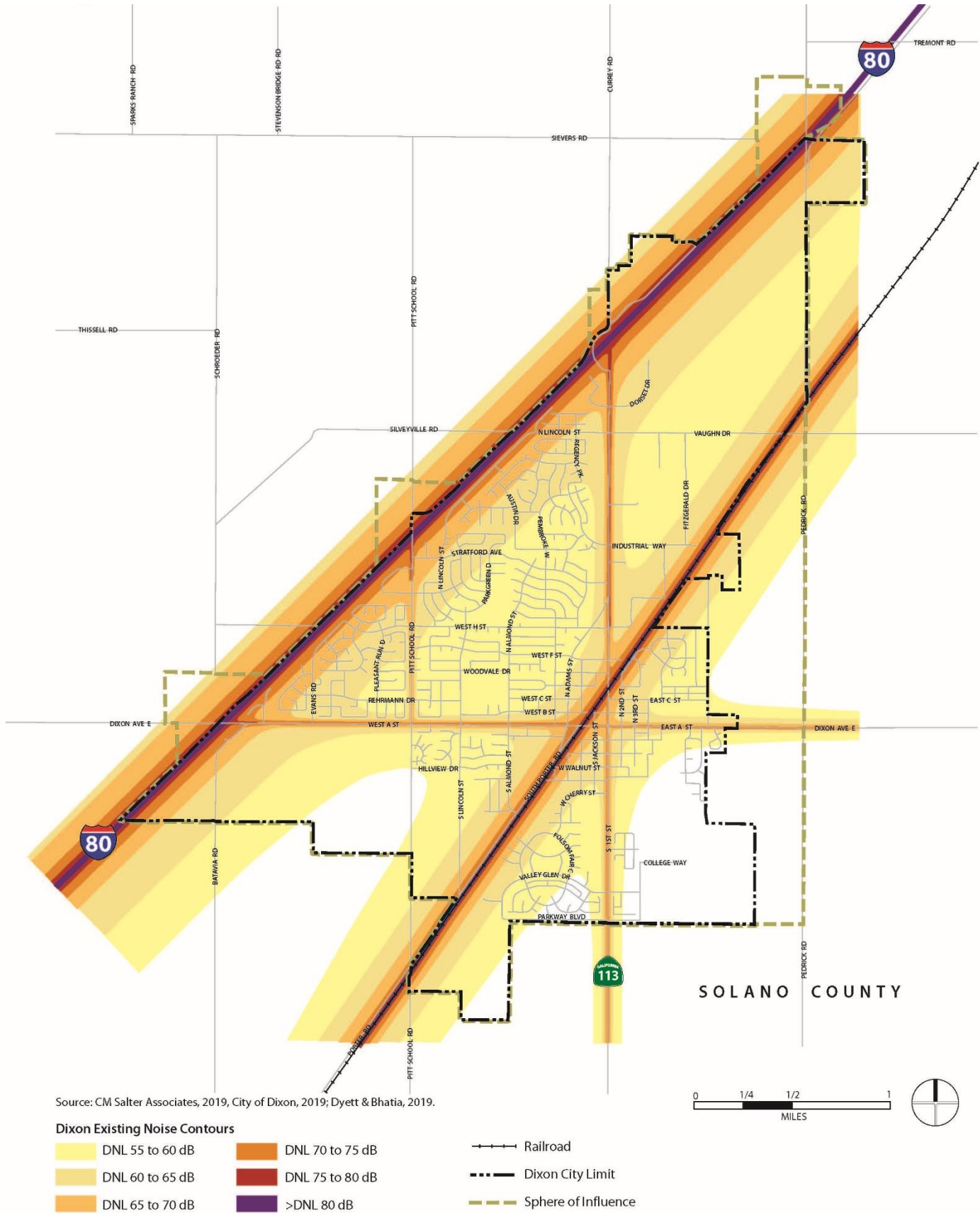


Table NE-2: Community Noise Compatibility Matrix

Land Use Categories	Community Noise Exposure (CNEL, Ldn, or dBA)					
	55	60	65	70	75	80
Residential – Low Density Single Family, Duplex, Mobile Homes	Grey	Yellow	Yellow	Yellow	Green	Orange
Residential – Multiple Family	Grey	Yellow	Yellow	Yellow	Green	Orange
Transient Lodging – Motels, Hotels	Grey	Yellow	Yellow	Yellow	Green	Orange
Schools, Libraries, Churches, Hospitals, Nursing Homes	Grey	Yellow	Yellow	Yellow	Green	Orange
Auditoriums, Concert Halls, Amphitheaters	Yellow	Yellow	Yellow	Yellow	Orange	Orange
Sports Arena, Outdoor spectator sports	Yellow	Yellow	Yellow	Yellow	Orange	Orange
Playgrounds, Neighborhood Parks	Grey	Grey	Grey	Green	Green	Orange
Gold Courses, Riding Stables, Water Recreation, Cemeteries	Grey	Grey	Grey	Grey	Green	Orange
Office Buildings, Business Commercial and Professional	Grey	Grey	Grey	Yellow	Yellow	Green
Industrial, Manufacturing, Utilities, Agriculture	Grey	Grey	Grey	Grey	Yellow	Green



Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Outdoor areas are suitable for normal outdoor activities for this land use.



Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air-conditioning, will normally suffice.



Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



Clearly Unacceptable: New construction or development should generally not be undertaken.

Considerations in determination of noise – compatible land use

A. Normalized Noise Exposure Information Desired

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or Ldn. Normalized values are obtained by adding or subtracting the constants described in Table I to the measured or calculated value of CNEL or Ldn.

B. Noise Source Characteristics

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. Suitable Interior Environments

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of Ldn. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. Acceptable Outdoor Environments

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

Notes:

1. The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) are measures of the 24-hour noise environment. They represent the constant A-weighted noise level that would be measured if all the sound energy received over the day was averaged. In order to account for the greater sensitivity of people to noise at night, the CNEL weighting includes a 5-decibel penalty on noise between 7:00 pm and 10:00 pm and a 10-decibel penalty on noise between 10:00 pm and 7:00 am of the next day. The Ldn includes only the 10-decibel weighting for late-night noise events. For practical purposes, the two measures are equivalent for typical urban noise environments.

GOAL NE-5: Minimize air, soil, noise, and water pollution as well as community exposure to hazardous conditions.

AIR, SOIL, AND WATER QUALITY

POLICIES

- NE-5.1** Coordinate with the Yolo-Solano Air Quality Management District and other local, regional, and State agencies to protect and enhance air quality in Dixon.
- NE-5.2** Continue to use the Yolo-Solano Air Quality Management District’s Handbook for Assessing and Mitigating Air Quality Impacts for environmental review of proposed development projects.
- NE-5.3** Require dust abatement actions for all new construction and redevelopment projects, consistent with the Yolo-Solano Air Quality Management District’s Best Available Control Measures.
- NE-5.4** Ensure adequate buffer distances are provided between offensive odor sources and sensitive receptors, such as schools, hospitals, and community centers.
- NE-5.5** Encourage development to minimize grading related to the topography and natural features in order to limit soil erosion.
- NE-5.6** Require construction projects that disturb 10,000 square feet of ground cover revegetate graded areas with native or locally-appropriate vegetation to restore biological diversity and minimize erosion and soil instability.
- NE-5.7** Coordinate with Yolo and Solano counties, the Resource Conservation District, and the Natural Resources Conservation Service in implementing programs to reduce soil erosion by wind and water and prevent soil contamination.
- NE-5.8** Coordinate with the Dixon Resource Conservation District, California Water Service, Solano Subbasin Groundwater Sustainability Agency, Solano County and others to promote, protect, and improve water quality in Dixon.
- NE-5.9** Protect surface water and groundwater resources from contamination from point (single location) and non-point (many diffuse locations) sources by pursuing strategies to minimize the pollutant and sediment levels entering the hydrological system through stormwater, agricultural, and other urban runoff.
- NE-5.10** Encourage, through redevelopment and retrofitting, phasing out of commercial and industrial building materials such as galvanized roofs that leach metals into storm water runoff.

- NE-5.11** Reduce, through redevelopment and retrofitting, the amount of uncovered industrial and commercial areas where the work activity may contribute pollutants.
- NE-5.12** Support programs that encourage residents and business owners to cleanup trash and debris as well as pet waste before it enters the storm drain systems
- NE-5.133** Work with the Solano County Agricultural Commissioner and other responsible agencies to identify and enforce mechanisms to reduce pesticide use and control residual pesticides and pesticide runoff to prevent significant risk to water quality, vegetation, wildlife, and humans.

ACTIONS

- NE-5.A** Explore the feasibility of converting the City fleet of street sweepers, Read-Ride vans and other large-scale equipment from fossil fuel to alternative fuel types using funding and incentives offered by the Yolo-Solano Air Quality Management District.
- NE-5.B** Update the City's Storm Water Quality Management Plan as needed to comply with the NPDES General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems, Order No. 2003-0005-DWQ, or as amended.
- NE-5.C** Consider developing a green infrastructure plan that employs tools such as bioswales, permeable pavement, rain gardens, rain barrels and cisterns, and green roofs to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.
- NE-5.D** Install grease/oil separators in storm drains along roadways with heavy traffic to keep these contaminants out of storm runoff.
- NE-5.E** Provide educational materials about the use, storage, and disposal of hazardous materials to business owners and residents.
- NE-5.F** Encourage continued engagement in local efforts to protect stormwater quality by continuing to support the City's educational field trips, provision of pet waste bags and trash receptacles around ponds and stormwater facilities, and clean-up days at ponds and parks.

HAZARDOUS MATERIALS

POLICIES

- NE-5.14** Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.



- NE-5.15** Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.
- NE-5.16** Promote public education regarding safe disposal of household hazardous waste via social media, local newspaper and news ads, City representatives at public events, and partnerships with schools and community groups.
- NE-5.17** Collaborate with the Solano County Public Health Department to provide educational and health resources to residents and workers who may be at elevated risk of hazardous material exposure.

NOISE

POLICIES

- NE-5.186** Ensure that noise does not have a substantial, adverse effect on the quality of life in the community.
- NE-5.197** Apply the General Plan noise and land use compatibility standards to all new residential, commercial, and mixed-use development and redevelopment, as shown in Table NE-2.
- NE-5.2018** Require acoustical studies with appropriate mitigation measures for projects that are likely to be exposed to noise levels that exceed the 'normally acceptable' standard and for any other projects that are likely to generate noise in excess of these standards.
- NE-5.2119** Require that new noise-producing uses are located sufficiently far away from noise-sensitive receptors and/or include adequate noise mitigation, such as screening, barriers, sound enclosures, noise insulation, and/or restrictions on hours of operation.



ATTACHMENT 4

DIXON PLANNING COMMISSION

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE DIXON CITY COUNCIL SUSPENSION OF MEASURE B, THE CITY OF DIXON'S RESIDENTIAL GROWTH IMPLEMENTATION PLAN, FOR THE TERM OF THE 6TH HOUSING ELEMENT CYCLE, IN ACCORDANCE WITH STATE LAW PROHIBITING ENFORCEMENT OF SUCH MEASURES

WHEREAS, in 1986, City of Dixon ("City") voters approved Measure B, a residential growth control initiative, which was later reaffirmed by voters in 1996; and

WHEREAS, Measure B is codified in Dixon Municipal Code ("DMC") Chapter 18.48. Measure B caps annual building permits at three percent (3%) of the total units existing in the prior calendar year; and

WHEREAS, in 2019, the State Legislature adopted Senate Bill No. 330, which included the Housing Crisis Act ("HCA") (codified at Government Code section 66300 et seq.), and states that, "In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and

WHEREAS, to assist in the achievement of State housing goals, the HCA prohibits a city or county from establishing a new, or enforcing an existing, growth-control measure, that would limit the number of approvals or permits, or cap the number of housing units, that can be approved or built within a given time period (Gov. Code, § 66300(b)(1)(D)); and

WHEREAS, the HCA provides an exception allowing enforcement of an existing growth control measure, if that jurisdiction and the growth control measure meet certain criteria provided in Government Code section 66300(b)(1)(E); and

WHEREAS, Government Code section 65580 et seq. ("Housing Element Law") requires cities to update their Housing Elements on a regular basis every eight (8) years. Housing Elements identified as part of 6th Cycle Housing Elements, including for the City, must be adopted by January 31, 2023; and

WHEREAS, the City's Housing Element must contain programs and policies that demonstrate the City can attain its assigned Regional Housing Needs Allocation for the Housing Element Planning Period; and

WHEREAS, the City commenced updating its 6th Cycle Housing Element (2023-2031) in 2021; and

WHEREAS, pursuant to State Law, the Draft 2023-2031 Housing Element was submitted to HCD on September 27, 2022, for the prescribed 90-day review; and

ATTACHMENT 4

WHEREAS, on December 6, 2022, HCD contacted the City with questions and concerns about the Draft Housing Element, and based upon those questions and concerns, City staff revised the Draft Housing Element on December 14, 2022, to include additional information and data and posted the document publicly. On December 21, 2022, the City resubmitted the revised Draft Housing Element to HCD; and

WHEREAS, on December 21, 2022, the City received a letter from HCD providing its formal comments and findings regarding the Draft Housing Element; and

WHEREAS, comment #3 from HCD's December 21, 2022, letter stated: *"Currently, Measure B, a voter approved growth management initiative, limits annual residential growth in the City to a number of dwelling units that is no more than three percent of the total number of housing units as of December 31st of the prior calendar year. The Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019, and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, §66300) generally prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards or implements any provision that limits approvals or caps population. These provisions remain in effect until January 1, 2030. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception, does not allow affected jurisdictions to adopt new or enforce existing limits on the number of land-use approvals or permits. The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap. In addition, the element should also suspend the implementation of Program 3.1.1 until after January 1, 2030."*; and

WHEREAS, in response to the December 21, 2022, letter received from HCD, City staff reviewed the provisions of the HCA and Measure B to determine if continued enforcement of Measure B would violate the HCA; and

WHEREAS, Dixon does not meet one of the two (2) requirements specified in the HCA, which would allow continued implementation of a growth control measure such as Measure B. The measure must be adopted prior to January 1, 2005, and the city must be located in a predominantly agricultural county. Measure B was enacted by voters prior to January 1, 2005, but Solano County does not meet the definition of predominately agricultural county, as defined by Government Code Section 66300 (b)(1)(E); and

WHEREAS, on January 23, 2023, the City published a revised Draft Housing Element which contained revisions in response to all of HCD's December 21, 2022 comments and findings. The City then noticed a public hearing before the Planning Commission to recommend adoption of the 6th Cycle Housing Element; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA") and the CEQA Guidelines (Title 14 California Code of Regulations section 15000 et seq.), an Environmental Impact Report was prepared for the Dixon General Plan 2040, which determined that the adoption of the General Plan 2040 may have potentially significant impacts to the environment; and

WHEREAS, on May 18, 2021, the City Council adopted Resolution No. 21-098 certifying the Final Environmental Impact Report for the General Plan 2040 (*State Clearinghouse No. 2018112035*), including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

ATTACHMENT 4

WHEREAS, the City has prepared an Addendum to the General Plan 2040 Environmental Impact Report related to the Housing Element Update (“Addendum”), which determines that none of the conditions described in CEQA Guidelines section 15162 will occur; and through separate Resolution, recommended adoption of the Addendum to the Dixon General Plan 2040 FEIR; and

WHEREAS, on February 14, 2023, the Planning Commission conducted a duly and properly noticed public hearing, reviewed the Addendum and the Housing Element and all pertinent maps, documents and exhibits, including HCD’s findings, the City’s response to HCD’s findings, the staff report and all attachments, and oral and written public comments, and determined the Housing Element to be consistent with State Law and the General Plan 2040; and

WHEREAS, through separate Resolution, the City considered adoption of the 2023-2031 Housing Element; and .

WHEREAS, the staff report and supporting materials accompanying this Resolution are found to be true, are adopted as facts and findings, and are incorporated by reference in this Resolution.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Addendum to the General Plan 2040 EIR prepared for the 2023-2031 Dixon Housing Element has been completed in compliance with CEQA and the CEQA Guidelines.
 - a. The Addendum to the General Plan EIR was presented to the Planning Commission, which independently reviewed and considered the Addendum, and the Planning Commission has exercised its independent judgment in making its recommended findings and determinations set forth herein, to the City Council.
 - b. Based on the evidence submitted and as demonstrated by the analysis and findings included in the Addendum, none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent environmental impact report have occurred.
3. Measure B provisions specifying limits on annual housing approvals or permits are in conflict with the HCA statute adopted by the State of California, and such provisions are preempted and unenforceable to the extent that Measure B and its implementing regulations are in conflict with the provisions of the HCA.

BE IT FURTHER RESOLVED, the Planning Commission hereby recommends to the City Council that Measure B be suspended through the term of the 6th Cycle Dixon Housing Element (“Housing Element Planning Period”), subject to the following findings and directions concerning enforcement of Measure B:

ATTACHMENT 4

- a. The purpose of this Resolution is to bring the City into compliance with the HCA as part of its 6th Cycle Housing Element Update.
- b. As provided in the HCA, pursuant to Government Code section 66300(b)(1)(D), for the duration of the Housing Element Planning Period, the City shall not take any action implementing or enforcing any provision of Measure B that does any of the following:
 - a. Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within any portion of the City.
 - b. Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.
 - c. Limits the population of the City.
- c. Measure B currently caps new dwelling units at three percent (3%) of the total housing units existing in the prior calendar year. (DMC, § 18.48.010(A).) In accordance with the HCA and for the duration of the Housing Element Planning Period, City officers and employees shall not take any action, as would otherwise be required by Measure B, that would limit or cap the number of new housing units that are approved, granted building permits, or constructed in any given time period.
- d. Certain development applicants within the City may have previously received a residential development allotment pursuant to Measure B, which limits the number of approvals or new building permits that the development applicant may receive for a given time period. For the duration of the Housing Element Planning Period, development applicants who have previously received a residential development allotment pursuant to Measure B shall not be subject to any limits, as provided by Measure B ordinances and regulations, on the number of units that can be approved or constructed in a given time period.
- e. For the duration of the Housing Element Planning Period while enforcement of portions of Measure B are suspended, the Community Development Director may continue to track and maintain records relating to Measure B residential development allotments.
- f. As of the date of this Resolution, the HCA (referring to Chapter 12 of the Government Code containing Government Code sections 66300-63001) is set to expire as of January 1, 2034. (Gov. Code, § 66301(b).) In conjunction with the City's next Housing Element Update, the Community Development Director shall undertake a review and evaluation of any continuing conflicts between Measure B and State Law.

BE IT FURTHER RESOLVED, the Planning Commission recommends that the City Council direct the Community Development Director, in conjunction with transmittal of the adopted Housing Element to HCD, to transmit a copy of the final City Council Resolution suspending Measure B to HCD.

ATTACHMENT 4

ADOPTED at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 14th day of February 2023:

AYES:

NOES:

ABSENT:

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:

BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

DRAFT

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



December 21, 2022

Raffi Boloyan, Director
Community Development Department
City of Dixon
600 East A Street
Dixon, CA 95620

Dear Raffi Boloyan:

RE: City of Dixon's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Dixon's (City) draft housing element received for review on September 27, 2022, along with revisions received on December 21, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on December 6, 2022, with City staff, Raffi Boloyan and consultant Cynthia Walsh.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

1. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Extremely Low-Income (ELI) Households: The element reports some data on the number of existing and projected ELI households, but it must also include an analysis of their housing needs. The analysis should evaluate tenure, overpayment, resources, and strategies available and the gap and magnitude of housing needs to better formulate policies and programs. Depending upon the results of this analysis, the City may need to add or revise existing programs.

2. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Farmworkers: While the element includes USDA and ACS data on farmworkers within the County, the element should be revised to include an analysis of farmworkers beyond identifying housing typologies to accommodate the need. While the element mentions only around three percent of residents work in Agriculture and Natural Resources, (p. 2-76) farmworkers from the broader areas (county wide) and those employed seasonally may have housing needs, including within the City's boundaries. Furthermore, a revised analysis can identify challenges, present strategies and resources to meet the need, and provide an assessment of gaps in resources for farmworkers within the City. The element should enhance existing policies and programs based on a revised analysis. For additional information, please see the Association of Bay Area Governments, (ABAG) farmworker tool kit: <https://abag.ca.gov/technical-assistance/farmworker-housing-toolkit>.

Programs: As noted above, the element is required to analyze special housing needs throughout the City. Depending upon the results of that analysis, the City may need to add or revise existing programs.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Growth Control: Currently, Measure B, a voter approved growth management initiative, limits annual residential growth in the City to a number of dwelling units that is no more than three percent of the total number of housing units as of December 31st of the prior calendar year. The Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019 and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, § 66300) generally prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards or implements any provision that limits approvals or caps population. These provisions remain in effect until January 1, 2030. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception, does not allow affected jurisdictions to adopt new or enforce existing limits on the number of land-use approvals or permits. The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap. In addition, the element should also suspend the implementation of Program 3.1.1 until after January 1, 2030.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, including local neighborhood groups, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the responsiveness and dedication of the City's housing element team during the review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

**NOTICE OF PUBLIC HEARING
OF THE DIXON PLANNING COMMISSION**

The Dixon Planning Commission will hold a hybrid **PUBLIC HEARING** to consider the following project:

PROJECT: **General Plan Amendment for
2023-2031 Housing Element and 2023 Natural Environment Element Update**

The city is processing amendments to the Dixon General Plan 2040, as follows, and the Planning Commission will review and consider its recommendation to the City Council on the following:

2023-2031 Housing Element Update – A Housing Element is a state required element of a City’s General Plan. The Housing Element must be updated every eight (8) years and includes goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in city limits. This project would update the Dixon General Plan 2040’s Housing Element for the 6th housing cycle (2023-2031 planning period) pursuant to State Housing Element law. The Housing Element is one of the State-mandated elements of a City’s General Plan and must identify how the City will accommodate its share of the regional housing need for all economic segments of the community, commonly referred to as RHNA (Regional Housing Needs Allocation). For the 2023-2031 planning period, the City must provide zoning capacity for 416 dwelling units across all income levels and the update proposes to accommodate the RHNA through approved, but not yet built projects, vacant sites and accessory dwelling units.

Suspension of Measure B – Recently adopted State law (SB330 - The Housing Crisis Act - Gov. Code, § 66300) prohibits a city/county from enacting or enforcing a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards or implements any provision that limits approvals or caps population. These provisions remain in effect until January 1, 2030. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception, does not allow affected jurisdictions to adopt new, or enforce existing, limits on the number of land-use approvals or permits. HCD’s review of the City’s draft Housing Element identified that the City’s existing local growth control initiative, Measure B, is in conflict with State law and must be suspended or terminated. The City will consider suspension of the Measure B through the term of this Housing Element cycle.

Natural Environment Element Update –Recent State law requires the Safety Element to be updated at the time a Housing Element is updated. The project proposes amendments to the Natural Environment Element, which incorporates the State required Safety Element, to assess Climate Change Vulnerability Assessment.

Copies of the Draft 2023-2031 Dixon Housing Element and 2023 Natural Environment Element can be viewed at www.cityofdixon.us/housingelementupdate.

The Planning Commission will review and provide their recommendation to the City Council on this project. A separate publicly-noticed City Council hearing to consider adoption of this project will be scheduled at a future date.

The California Environmental Quality Act (“CEQA”) requires that this project be reviewed to determine if a study of potential environmental effects is required. An Addendum to the to the City of Dixon’s General Plan 2040 Environmental Impact Report (certified in May 2021; State Clearinghouse Number 2018112035) was prepared for the project. Both the 2023-2031 Housing Element and amendments to the Natural Environment are policy level

documents and do not have the potential for resulting in either direct or reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines Section 15164. A copy of the addendum to the General Plan 2040 can be viewed at <https://www.cityofdixon.us/EnvironmentalReviewDocuments>

HEARING DATE & LOCATION: **Tuesday, February 14, 2023 at 7:00 pm.** This meeting **will** be physically open to the public. All members of the public may participate in the meeting by attending the meeting or remotely participating via video conferencing at <http://www.zoom.us> or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.

MORE INFORMATION Contact **Raffi Boloyan, Community Development Director** at **(707) 678-7000 x1114** or **rboloyan@cityofdixon.us**. A hardcopy of the Draft 2023-2031 Dixon Housing Element and Draft 2023 Dixon Natural Environment Element are currently available for review at: 1) Dixon City Hall (public lobby), 600 East A St, Dixon, CA 95620, or 2) Dixon Public Library 230 N. 1st St, Dixon, CA 95620. Documents are also available on City's website at www.cityofdixon.us/housingelementupdate under "Project Documents". See Adoption Draft of the Housing Element and Natural Environment Element.

A staff report for this item will be prepared and be available for review 72 hours before the meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos>.

WHAT WILL HAPPEN: All interested parties are invited to attend the public hearing to express opinions or submit evidence for or against the proposed project. Testimony from interested persons will be heard and considered by the Planning Commission prior to making their recommendation to the City Council. A separate City Council will be publicly noticed and conducted to accept the Planning Commission recommendation and take final action on the project.

The meeting will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.

PUBLIC COMMENTS: Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixon.us or 2) mailed/dropped off to: City of Dixon, Planning Commission, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the Planning Commission and will become part of the official record, but will not be read aloud at the meeting.

You may also attend the public hearing at the time and location listed above or participate remotely, to provide comments during the meeting. To speak or provide comments remotely during public comment period, you may: 1) via video conferencing click on "raise hand," or 2) via teleconference press *9.

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) or (707) 678-1489 (TTY) at least 48 hours prior to the meeting.

August

City of Dixon
Attn: Raffi Boloyan, Community Development Director
600 East A Street
Dixon, CA 95620

RE: Dixon Housing Element 2023-2031 Natural Enviro YD-02082022-03

Dear Mr. Boloyan:

Thank you for your project notification letter regarding cultural information on or near the proposed Dixon Housing Element 2023-2031 Natural Enviro. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area and would like to continue to receive updates on the project.

Should you have any questions, please contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD - 02082022-03 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:



5E9632FDB9C34EA
Tribal Historic Preservation Officer

Planning Commission Agenda Item 9.1 re Dixon Draft Housing Element Public Hearing on September 13, 2022

Ginger Emerson <[REDACTED]>

Tue 9/13/2022 3:18 PM

To: Planning Commission <PlanningCommission@cityofdixon.us>; Brandi Alexander <BAlexander@cityofdixon.us>; Raffi Boloyan <rboloyan@cityofdixon.us>; Lupe Ruiz <LRuiz@cityofdixon.us>; Doug White <doug@whitebrennerllp.com>

Cc: Old Town Neighbors <[REDACTED]>; Ginger Emerson <[REDACTED]>

September 13, 2022

Chair Caldwell and Commissioners
City of Dixon Planning Commission
600 East A Street
Dixon, California 95620

Re: September 13, 2022, Agenda Item 9.1 Public Hearing Comments on Dixon Draft Housing Element

Chair Caldwell and Commissioners:

As acknowledged by Mr. Boloyan at a previous Planning Commission meeting, the Draft Housing Element is a very "technical" document. While page by page comments are in order, I have reason to doubt that extensive commentary would be appreciated or fully considered. Consequently, I am focusing only on certain matters of particular and longstanding concern to many residents of Old Town Dixon.

Pursuant to the section on Public Hearings in the City Officials' Handbook, written communications on the subject matter of a public hearing are to be noted and summarized by the Presiding Officer. Alternatively, a majority of the members of the Commission may request a reading in full of any communication. Since I may not be in attendance at the meeting, I expect that the Commission will adhere to the Handbook, and at the very least, a full summary of my comments will be presented publicly during the meeting by the Chair.

Background:

Over the pre Covid years, I was an outspoken, lead advocate for many Old Town residents. Many of those residents, both property owners and tenants, were and still are members of an informal neighborhood group, known as the Old Town Neighbors. Participation by the Old Town Neighbors group was encouraged by members of an earlier Planning Commission, particularly by former Chairman Chris Duncan and former Commissioner Yvonne McCluskey. Once upon a time, under the leadership of Mr. Duncan with the support of Ms. McCluskey and co Commissioners, the Planning Commission recognized neighborhood residents as important stakeholders in consideration of General Plan Updates, Housing Element Updates and Zoning Ordinance revisions. At the time, Staff was directed to meet and work with members of the Old Town Neighbors group and other interested parties. With the retirement of Community Development Director, Dave Dowswell., and without similar direction by successive Planning Commissions, that model of encouraging and considering public participation was not upheld on the part of the City. The last straw came during the General Plan 2040 Update process when the City failed to honor a commitment for stakeholder meetings with the Old Town Neighbors group. With that failure, many members of the group were, and still are, totally disgruntled and left questioning and doubting any claim by the City to involve and consider all members of the public.

To make matters worse, a very disturbing lack of transparency involving the agenda should be pointed out. After a discussion with a Dixon resident searching for supporting documentation related to the Planning Commission Public Hearing on the Draft Housing Element, I noted that the agenda format has been revised. It is no longer clear how and where to find documentation related to each item. In the past, links to documentation were clearly indicated with a PDF icon and were apparent under the summary of each agenda item. That is no longer the case. In order to review the Staff Report, members of the public are now, without clarification, supposed to click on the item number. In order to find the Draft Housing Element, the public must then search the Staff Report for the link. Such a convoluted and confusing format is certainly not conducive to public participation at public hearings and is completely without regard for transparency.

I would also point out that regional entities were the primary stakeholders. Local stakeholder meetings were very limited and unlike in previous years, did not include local senior groups, youth groups, neighborhood groups, Church groups, etcetera, etcetera. The late Ms. Humphrey and I attended those earlier stakeholder meetings and if recollection serves me, I believe I made audio recordings.

Under such circumstances, is it really any wonder that little to no written public comment has been received. Such was certainly not the case during the previous Housing Element Update or the one before that. The documentation I have collected over many years is proof of my point.

Two major concerns pertaining to Old Town:

One:

The downtown locations selected as future affordable housing sites are in areas already heavily impacted by traffic. Nearby intersections are uncontrolled and for years have been unsafe for pedestrian use, including student foot traffic to the nearby schools as well as for members of our senior community. During peak times of the day, which include work and school commutes, traffic problems are already at a point of no return; and the much-touted Parkway Boulevard will certainly not alleviate all problems in the downtown area.

While all downtown sites will be affected, one in particular will be very impacted by downtown noise, especially with the current emphasis on making downtown an entertainment venue. And, as I have pointed out time and again, goods and services for nearby residents are very limited downtown. Furthermore, it should be a “no brainer” to comprehend that residents of affordable housing (unlike our privileged City elected and appointed officials) do not have the disposable income to patronize the type of business that the City seeks to attract downtown. While serving on the General Plan Advisory Committee, I pointed out the disconnect of locating more and more affordable housing downtown with the limited resources available for current and future residents of not only affordable housing, but of all income levels.

Two:

It is my understanding that the City may still have a certain discretion in determining appropriate neighborhoods for infill with Accessory Dwelling Units. Should that still be the case, I would suggest you take the following issues into consideration.

When controversy last arose about the location of a particular ADU in an Old Town residential neighborhood, State law did not require the unit to be fire sprinklered if the main dwelling was not equipped with sprinklers. Nearby residents shared the concern of State fire associations at the time. Those associations had opposed the exemption of required sprinklers at the time the legislation was passed. Since that time, the threat of fire in urban neighborhoods is even greater. As I understand it, fire sprinklers are intended to save lives by allowing more time for residents to evacuate a burning structure. If allowing ADU's in older areas of town means exempting them from important safety measures, there is a total disregard for the well-being of the area residents.

Similarly, the older neighborhoods surrounding downtown have parking issues. Not all homes downtown have off street parking. Some of the parking that exists is alley loaded and not utilized by many residents due to line-of-sight concerns. To squeeze more housing in the form of ADU's into the area will only exacerbate an already existing problem.

Likewise, shared sewer laterals are not uncommon in the older neighborhoods. Other infrastructure is old as well. Sidewalks and roads are in disrepair.

And to reiterate an earlier comment, the older neighborhoods near downtown are heavily impacted by traffic. Traffic diverts off the arterial and collector streets onto local residential streets. South Jackson Street is but one example, with Valley Glen residents and school traffic avoiding the congestion on South First Street and contributing to unsafe traffic conditions on Jackson Street. Other local residential streets are similarly impacted.

Without a doubt, newer areas of town are far better suited to accommodate Accessory Dwelling Units.

Conclusion:

I have noted just two of many concerns about a Housing Element Update that has been prepared by out-of-town consultants and regional stakeholders, rather than by a far more appropriate local public participation process.

Sincerely,

Ginger Emerson

September 12, 2022

City of Dixon
Community Development Department
600 East A Street
Dixon, CA 95620
Attention: Raffi Boloyan, Community Development Director
Submitted via email to rboloyab@cityofdixon.us

Re: Comments on Dixon Draft Housing Element

Dear Raffi Boloyan,

Legal Services of Northern California (LSNC) writes to submit comments on the City of Dixon's Draft Housing Element (Draft HE).

LSNC provides free legal services to lower income families and individuals throughout Solano County, as well as 22 other counties. Most of our clients are extremely low income households and a lack of affordable and safe housing is the number one issue clients contact us about.

Today we provide brief comments on the Draft HE as we had limited time to review it due to staff shortages. We hope that our comments will assist the City with strengthening its Draft HE to ensure it complies with Housing Element law and better meets the needs lower income residents in Dixon.

Our comments are limited to the City's compliance with identifying sites to comply with its Lower Income RHNA and zoning for a variety of housing types. We were unable to review the rest of the Draft HE, and please understand our lack of comments on the other sections does not mean that we have reviewed those sections and did not find any areas in need of improvement.

1. Inventory of available sites and projections to meet the City's RHNA

LSNC has multiple concerns about the Draft HE's discussion of the available sites to meet the City's RHNA. As written, there is not enough information in the Draft HE to determine if the sites listed in Chapter 5 meet the minimum legal requirements.

a. The City's table of available sites needs more information.

The only list of available sites LSNC found in the Draft HE is Table 7 at page 45. This table is inadequate as it does not list all of the information needed to analyze the sites. HCD now requires that jurisdictions submit the list of available sites on a HCD required form. It does not appear that the City is using this form. Also, all of the fields on the required HCD form are not in Table 7. For example, the City's Table 7 does not identify whether the sites were used in prior

Housing Elements. The Draft HE suggests the City is relying on sites used in prior planning periods, and therefore must identify such sites.

b. The Draft HE does not include sufficient information to show the City is meeting its Lower Income RHNA.

The City must identify available sites for 113 housing unit affordable to Very Low Income households and 62 units affordable to Low Income households. The City needs to provide more information about how it is meeting its Very Low and Low Income RHNA. As written, the Draft HE does not identify sufficient sites for the reasons discussed below.

i. The Draft HE does not include sufficient information about the Homestead Project.

The Draft HE states it meets the Very Low and Low Income RHNA primarily through Phase 2B of the Homestead Project. Draft HE Table 8 at p. 51. However, the Draft HE must provide more information to demonstrate these units can be used for the City to meet these RHNA obligations.

HCD's Building Blocks "Projected Housing Needs – Regional Housing Needs Allocation" allows a jurisdiction to reduce its RHNA by the number of units approved, permitted, and/or built since the start of the RHNA projection period. However, to take credit for "projects approved, but not yet built, the jurisdiction must demonstrate the units can be built within the remaining planning period and demonstrate affordability to very low- or low-income households . . ." through 1) actual sales prices; 2) actual rents; and/or 3) subsidies, financing or other mechanisms to ensure affordability. See <https://www.hcd.ca.gov/projected-housing-needs-rhna>

Here, the Draft HE only states "Phase 2B was approved in 2022 and will include 180 units affordable to households earning 30 to 60 percent of the area median income." Draft HE at p. 47. This is not sufficient because it does not explain when the units will be built and available. It also does not provide the actual rents or funding sources to demonstrate that the units will be affordable at the appropriate income levels. For example, how many of these units will be affordable at the Very Low Income level?

LSNC did a quick search for information on Phase 2B of Homestead and found a February 8, 2022 Planning Commission Staff Report that discussed design review for the project. See https://dixon-ca.granicus.com/MetaViewer.php?view_id=6&clip_id=1471&meta_id=131145. This staff report states the project consists of 1) 108 of 180 units affordable to "moderate income households" and 2) 72 of 108 "senior apartments." While LSNC does not know if the Staff Report is accurate, it demonstrates why the Draft HE must provide more specific information about the rents for the 180 units to ensure that they will be at the Very Low and Low Income level as the staff report suggests these units should not be counted at all.

To be able to use the 180 units at Homestead toward its RHNA for Very Low and Low Income households, the City must show in the Draft HE:

- 1) That the units will be built during this planning period; and
- 2) For each of the 180 units the actual rent and/or the funding source that will restrict the rent.

ii. The Draft HE inappropriately uses small sites towards its Low Income RHNA.

The City also relies on two parcels under .5 acres to meet its Low Income RHNA. See Table 8 at p. 45-46. As the Draft HE acknowledges, “[a] parcel smaller than one half acre . . . is considered inadequate to accommodate housing affordable to lower income households, unless the housing element demonstrates development of housing affordable to lower income households on these sites is realistic or feasible.” HCD’s Building Blocks “Analysis of Sites and Zoning.” See <https://www.hcd.ca.gov/analysis-of-sites-and-zoning>.

The HCD Building Block provides the required analysis to show the site is feasible. The Draft HE does not meet the required analysis for at least three reasons. First, the Draft HE only discusses one prior project, which is not sufficient to show a history of success. Second, the Draft HE does not identify when this one project was developed. The Draft HE says “in the past” when the HCD analysis requires the City demonstrate success building on small parcels in the prior planning period. Third, the one example parcel is larger than the two parcels included in the Draft HE, and resulted in less affordable housing than the Draft HE projects is feasible. The example parcel was .41 acres and resulted in a total of 7 units, but only 3 at Very Low and Low Income rents. The Draft HE fails to explain how, based on this one example, it has determined it is feasible to build 6 units affordable at the Low Income level on a .33 acre parcel, and 5 units on a second .33 acre parcel.

In sum, the City should remove the two .33 acre sites in Table 8 as meeting its Low Income RHNA unless it can meet the analysis required by HCD.

2. The Draft HE does not have sufficient information to show the City is meeting its obligations to zone for a variety of housing types.

Government Code sections 65583 and 65583.2 require the housing element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Here, the Draft HE discusses these housing types and provides where these housing types are allowed by zone in Table 17 on page 75. The Draft HE, however, does not provide any information on the number of sites where such housing can be built, or the location of such sites. Information about these housing types should be included in the inventory of sites and the maps of such sites. For example, the Draft HE should include in the sites inventory all of the sites the City has determined are available for emergency shelters in the “ML” district. Likewise, how

many sites are available for residential development in the “CD” district which is the only district that allows SROs by right? If there are sites available for the development of SROs or other multifamily housing, why are they not included in the sites inventory?

LSNC is also concerned about the limited zones that do allow important housing for lower income residents. Shelters are only allowed by right in the ML zone. The Draft HE does not demonstrate how this is an appropriate zone for shelters. HCD’s SB 2 Memo provides the following guidance:

“The element should consider what other uses are permitted in the zone and whether the zone is suitable for residential or emergency shelters. For example, an industrial zone with heavy manufacturing may have environmental conditions rendering it unsuitable for residential or shelter uses. In some localities, manufacturing or industrial zones may be in transition, where older industrial uses are redeveloping to residential, office or commercial. Transitioning zones may be compatible with residential uses and suitable for emergency shelters.” See <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/SB2-memo050708.pdf>.

Here, more information is needed about the zone to know whether it is appropriate for emergency shelters.

Similarly, the Draft HE identifies SRO zoning as the primary tool to encourage housing affordable to Extremely Low Income households. Yet, SROs (a type of apartment) are not even allowed by right in the residential zones that allow multifamily housing by right.

It is also unclear that the City has any area where a mobile home park could be built, another source of affordable housing for lower income people.

We appreciate the City considering our comments, and apologize that we could not provide comments on the entire Draft HE at this time. If the City has any questions about our comments, please contact me at 916-551-2130 or sssteinheimer@lsnc.net.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA

/s/ Sarah Steinheimer

Sarah Steinheimer
Regional Counsel

Agenda Item 10.2 for CC meeting of September 20, 2022

Ginger Emerson [REDACTED] >

Tue 9/20/2022 4:40 PM

To: City Council <CityCouncil@cityofdixon.us>; Raffi Boloyan <rboloyan@cityofdixon.us>; Lupe Ruiz <LRuiz@cityofdixon.us>

Cc: Old Town Neighbors <[REDACTED]>; Ginger Emerson <[REDACTED]>

Mayor Bird and Council Members,

I would like to thank Mr. Boloyan for including my letter to the Planning Commission in your packet regarding the Draft Housing Element.

For clarification, it would have been helpful for certain members of the public if a direct link to the Draft Housing Element was provided on the agenda. As I stated in my aforementioned correspondence, it was a convoluted process to first refer to the Staff Report for a link. In fact, that link connected to the Housing Element website and required review of that site to find the Draft Housing Element. The individual seeking my help was totally perplexed.

Matters were worse today. I contacted Ms. Alexander and neither of us could access links from the Staff Report on our mobile devices.

I would like to reiterate the comments I made in my letter to the Planning Commission. I also concur with many of the comments made by Ms. Steinheimer of Legal Services of Northern California. However, I do take issue with her comments regarding sites for SRO. It is my understanding that SRO housing is not necessarily an apartment. And the current Housing Element provides locations for SRO without adding greater density to older areas zoned for multiple family housing. Those areas are already dealing with traffic, parking, shared sewer laterals and other old infrastructure issues that Ms. Steinheimer may be unaware of.

Thank you,
Ginger Emerson