

RESOLUTION NO. 21-099

**A RESOLUTION OF THE DIXON CITY COUNCIL ADOPTING THE
DIXON GENERAL PLAN 2040 UPDATE**

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, the last comprehensive update to the City's General Plan was in 1993; and

WHEREAS, in 2014, the City began the process of comprehensively updating the City's General Plan, and since this time City officials, employees, and community members have been actively involved in the preparation of the *Dixon General Plan 2040*; and

WHEREAS, the *Dixon General Plan 2040* applies to lands within City limits and also certain lands outside City limits, which collectively comprise the City's Planning Area. The City's Planning Area covers a total of 5,522 acres (8.6 square miles) of land within and outside City limits; and

WHEREAS, in October 2014, the City selected the urban and regional planning firm Dyett & Bhatia to assist with the preparation and drafting of the *Dixon General Plan 2040* and the corresponding Environmental Impact Report (EIR); and

WHEREAS, the City engaged the community to help formulate the *Dixon General Plan 2040*. Throughout the process, the City Council and Planning Commission held multiple hearings, a visioning workshop was held at Anderson Elementary School, and a community survey was circulated to households within the City; and

WHEREAS, the City formed a General Plan Advisory Committee ("GPAC") made up of thirteen (13) members from the community to provide input and review the policy directions contained in the *Dixon General Plan 2040*. The GPAC met ten (10) times throughout the 2040 General Plan process; and

WHEREAS, in accordance with Government Code sections 65351 through 65352.5, the City has provided opportunities for public input and involvement on the *Dixon General Plan 2040* and provided opportunities for consultation to affected public agencies and California Native American tribes on the *Dixon General Plan 2040*; and

WHEREAS, in conformance with Government Code section 65302 describing the mandatory elements of a general plan, the *Dixon General Plan 2040* contains the following chapters, which address the mandatory elements: Natural Environment, Land Use and Community Character, Economic Development, Mobility, and Public Services

and Facilities which include and address the eight (8) State-Mandated topics, including *land use, circulation, housing, conservation, open space, noise, safety and environmental justice*; and

WHEREAS, the Housing Element is not included in the updated *Dixon General Plan 2040*, as the current Housing Element is valid through 2023 and remains in full force and effect. The City last updated the Housing Element in 2015, as certified by the California Department of Housing and Community Development; and

WHEREAS, no changes to the City's Sphere of Influence or applications to the Solano County Local Agency Formation Commission accompanied the *Dixon General Plan 2040*; and

WHEREAS, the Land Use Map for the *Dixon General Plan 2040* adds, consolidates, and eliminates certain land use designations compared to the City's prior General Plan. New land use designations include Corridor Mixed-Use, Downtown Mixed-Use, and Campus Mixed-Use. Residential, Commercial, and Industrial land use designations have been consolidated into fewer designations. Agriculture will no longer be a land use designation within City limits; and

WHEREAS, the *Dixon General Plan 2040* will supersede the 1993 General Plan text and maps and all subsequent amendments thereto; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City prepared a Draft Environmental Impact Report ("Draft EIR") (SCH No. 2018112035) for the *Dixon General Plan 2040*. The Draft EIR was circulated for public review from July 8, 2020 to August 24, 2020. The City has considered and evaluated the comments received on the Draft EIR during the period of public review; and

WHEREAS, the City has prepared the Final Environmental Impact Report ("Final EIR") for the 2040 General Plan, which incorporates the Draft EIR, contains the City's responses to written comments received on the Draft EIR, and identifies revisions to the Draft EIR; and

WHEREAS, on March 9, 2021, the Dixon Planning Commission ("Planning Commission") held a duly noticed public hearing on the *Dixon General Plan 2040*, considered all written and oral reports of City staff, provided opportunities for the public to speak, and considered all comments on the matter as reflected in the record; and

WHEREAS, in conjunction with its review of the *Dixon General Plan 2040*, the Planning Commission adopted Resolution No. 2021-004, recommending that the City Council (1) certify the Final EIR, (2) adopt CEQA Findings for Significant Environmental Impacts and a Statement of Overriding Considerations, and (3) adopt the Mitigation Monitoring and Reporting Program for the 2040 General Plan; and

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WHEREAS, the Planning Commission, based on its independent review and judgement of the *Dixon General Plan 2040*, unanimously voted to adopt Resolution No. 2021-005, recommending that the City Council adopt the *Dixon General Plan 2040* with certain modifications. The Planning Commission's recommended modifications for incorporation into the final *Dixon General Plan 2040* are described in **Exhibit A**; and

WHEREAS, following the Planning Commission hearing, City staff has identified additional edits to be made to the *Dixon General Plan 2040*, including: 1) edits to correct references, typographical errors and other minor corrections, and 2) modification to the minimum density required for the Corridor Mixed Use designation, along with a new policy to allow flexibility for projects to be built below the minimum Floor Area Ratio (FAR), where certain conditions on and around a site may exist. These edits are included in the list of additional edits to be incorporated into the final *Dixon General Plan 2040*, attached hereto as **Exhibit A**; and

WHEREAS, following notice duly provided as required by law, the Dixon City Council (or "City Council") held a public hearing on May 18, 2021 at which all interested parties were given an opportunity to comment on the *Dixon General Plan 2040* and associated *Final EIR*, prior to the City Council's action on these documents; and

WHEREAS, by separate Resolution in conjunction with its review of the *Dixon General Plan 2040*, the Dixon City Council: (1) Certified the Final EIR, (2) Adopted CEQA Findings for Significant Environmental Impacts and a Statement of Overriding Considerations, and (3) Adopted the Mitigation Monitoring and Reporting Program; and

NOW, THEREFORE, upon its review of all documents and exhibits contained herein, and after due deliberation and based on its independent judgment, **BE IT RESOLVED** that the City of Dixon City Council finds as follows:

1. The Dixon City Council hereby finds that the *Dixon General Plan 2040* and all its elements comprise a comprehensive, long-range, internally consistent statement of the City's goals, policies, and actions relating to Natural Resources, Land Use & Community Character, Economic Development, Mobility, and Public Services & Facilities. The City Council further finds that the six (6) chapters of the *Dixon General Plan 2040* include the eight State mandated elements required by Government Code section 65302 (including the current Housing Element, which is not part of this update).
2. The City Council hereby finds that the *Dixon General Plan 2040* will promote the public health, safety, and welfare of the City's residents by establishing updated goals, policies, and actions to guide the City's future growth and development within the City's Planning Area.

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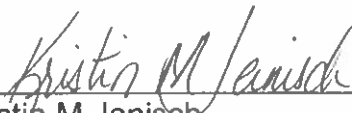
3. The City Council hereby finds that the *Dixon General Plan 2040 will supersede the current Dixon General Plan 1993 in its entirety*, with the exception of the Housing Element (2015). The 2015 Housing Element is hereby incorporated into the *Dixon General Plan 2040 by reference*.
4. In accordance with the California Environmental Quality Act, by separate Resolution the City Council certified the Final EIR (*SCH No. 2018112035*), and adopted CEQA Findings and a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the City of Dixon City Council hereby adopts the *Dixon General Plan 2040* with the modifications described in **Exhibit A**, which are to be incorporated into the final published *Dixon General Plan 2040*.


PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DIXON ON THE 18th DAY OF MAY 2021, BY THE FOLLOWING VOTE:

AYES: Ernest, Hendershot, Johnson, Pederson, Bird
NOES: None
ABSENT: None

ATTEST



Kristin M Janisch
Interim Elected City Clerk



Steven C. Bird
Mayor

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Exhibit A

**Revisions to the Draft General Plan To Be Incorporated Into the Final Dixon General Plan 2040
Revised 5/18/21**

Chapter	Page	Recommended By	Description	Edit
Acknowledgements		Staff	Remove: DKS- Reka Aczel	Remove: DKS- Reka Aczel
2 - Natural Environment	2-3	Planning Commission	Label Proposed Priority Conservation Area (PCA) on Figure NE-1	Add boundaries of proposed PCA shown in Plan Bay Area 2050 to Figure NE-1.
2 - Natural Environment	2-6	Staff	Remove northern branch of creek/canal (currently shown to the south of I-80/east of Walmart) on Figure NE-2. This is based on the fact that this creek/canal is no longer shown on CA Dept Fish and Wildlife data and no longer exists in the field. The southern branch still remains and should continue to be shown on this Figure.	Update Figure NE-2
2 - Natural Environment	2-9	Planning Commission	Revise color/pattern choices on Figure NE-3 to differentiate between Swainson's Hawk habitat and vernal pool fairy shrimp habitat	Update Figure NE-3

Chapter	Page	Recommended By	Description	Edit
3 - Land Use and Community Character	3-15	Staff	Consider modifications to the Corridor Mixed Use designation requirements that could be made to accommodate a proposed project while still maintaining the vision for the area.	Corridor Mixed Use The Corridor Mixed Use (CMU) designation is intended to foster a mix of retail and commercial uses, supported by housing. Mixed use can be vertical and/or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Allowable FAR is 50% to 200% for single-use developments and 80% to 240% for mixed-use developments (combined residential and non-residential uses). Allowable residential density is 14 12 to 28 dwelling units per acre, with densities on the lower end of that range where proposed development abuts low density residential development. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.
3 - Land Use and Community Character	Map LCC-4, page 3-13	Staff and City Council	Change designation for APN's 0108-281-020 and 0108-281-010 from MFR to CMU to accommodate property owner request and Council desire to make two adjacent properties consistent. Change would result in de minimus effect on net buildout projections	Update Land Use Map LLC-4

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3 - Land Use and Community Character	3-28	Staff	Add a new action to allow flexibility in minimum Floor Area Ratio in the CMU designation.	New Action LCC-5.F Consider exceptions to the minimum permitted FAR in the CMU designation on a case-by-case basis. Adopt clear economic findings that must be made prior to granting a use permit authorizing such exceptions.
3 - Land Use and Community Character	3-15	Planning Commission	Refine the Campus Mixed Use land use designation definition	<p>Campus Mixed Use</p> <p>The Campus Mixed Use (CAMU) designation is intended to foster new mixed-use employment districts with a range of job-generating uses, housing, and easy access to the regional transportation network. The CAMU designation would promote clusters of related light industrial, manufacturing, office, research & development, retail, hotel, service, and residential uses on large parcels near or adjacent to I-80 and SR-113 at gateways to the city. The CAMU designation is primarily intended to support mixed-use development projects, however single-use projects may also be permitted so long as a mix of uses is developed throughout the CAMU designation. Mixed use can be vertical and/or horizontal. Allowable FAR is 30% to 60% (combined residential and nonresidential uses) and maximum allowable residential density is 30 dwelling units per acre. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.</p>

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3 - Land Use and Community Character	3-27	Planning Commission	Refine Land Use Policy LCC-5.6	In the Campus Mixed Use land use designation shown on Figure LCC-4, permit warehouse and distribution uses subject to a development agreement establishing a financial mechanism to provide for ongoing revenue generation to the City from those uses and environmental review to ensure there are no new or substantially more severe impacts than identified in the 2040 General Plan EIR, which may include additional mitigation measures, to ensure there are no new or substantially more severe impacts than identified in the 2040 General Plan EIR.
5 - Mobility	5-16	Planning Commission	Policy M-1.8; Revise statement to continue to implement Traffic Impact Fees due to fees are already in place	To the extent allowed by law, develop and implement use the City's Traffic Impact Fee to fund bicycle, pedestrian, transit, and road improvements so that development pays its fair share toward a circulation system that optimizes travel by all modes.
5 - Mobility	5-16	Staff	Action M-1.E; Reword statement to reflect that Transportation Advisory Committee is already in place.	Create a Use the Transportation Technical Advisory Committee to as a forum for advice city on adapting to new advances in mobility technology.

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5 - Mobility	5-28	Staff	Correct spelling; currently "community" and "min-imize" in last paragraph on page	The Dixon Municipal Code designates through truck routes, for the use of trucks moving good through the city, and local truck routes for the use of trucks making deliveries within the community. Shown on Figure M-3, truck traffic is restricted to these designated roadways in order to <u>minimize</u> wear and tear on City streets and promote safety on residential streets. Additionally, the Municipal Code establishes an overnight truck parking program that limits were drivers may park overnight, balancing support for the goods movement industry with neighborhood livability.
6 - Public Service and Facilities Chapter	6-16	Planning Commission	Add a new Action under Goal PSF-8, called PSF-8.C that sets the stage for development of an art and culture policy program to promote art and culture programs and art within the community	PSF-8.C - Establish a <u>citywide arts and culture program to increase opportunities to experience, create, and enjoy arts and culture in Dixon.</u>

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6 - Public Service and Facilities Chapter	6-16	Planning Commission	Eliminate the last sentence at the end of the 2nd paragraph that states: "However, the City has a joint use agreements with the Dixon Unified School District, that allow residents to use school facilities, including the 12-acre Westside Park, adjacent to the Dixon Montessori School"	The City has established a standard of 5.0 acres of community or neighborhood recreational or park facility per 1,000 residents to ensure adequate recreational open space for the enjoyment of the community. To ensure an appropriate balance of local and community-serving facilities, the Parks Master Plan recommends a target of 1.2 acres of neighborhood park per 1,000 residents and 3.8 acres of and community park per 1,000 residents for a total of 5 acres per thousand residents although this is not a mandate. With its 96.3 acres of City facility, Dixon currently has 4.8 acres of parkland for every 1,000 residents, slightly below the established service ratio standard. At 4.0 acres per 1,000 residents, the community parks ratio meets the target of 3.8, but the neighborhood park ratio is just 0.7 acres per 1,000 residents as compared to a target of 1.2 acres per 1,000 residents. However, the City has joint-use agreements with the Dixon Unified School District that allow residents to use school facilities, including the 12-acre Westside Park, adjacent to the Dixon Montessori Charter School.
6 - Public Service and Facilities Chapter	6-16 and 6-17	Planning Commission	Add definitions of both "community park" and "neighborhood park" from the Master Plan or current General Plan to identify the minimum size and	Add a call out box to page 6-16 with the following text: <u>The Parks Master Plan defines community and neighborhood parks as follows:</u> * Community parks are designed to meet the

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			types of features amenities to be included	<p>need a <u>large-scale recreation facilities designed to serve the entire community.</u> <u>Community parks are typically twenty acres or larger.</u> These parks offer facilities that require <u>large areas including playing fields for organized sports, such as Little League and soccer.</u> Community parks also provide <u>specialized facilities, such as swimming pools, which, because of costs, are most efficiently operated at centralized locations.</u> Cultural features, including <u>community centers, are typically located at community parks, which serve as central gathering places.</u> Community parks typically also provide features <u>commonly found in neighborhood parks to serve the population within about a one-half mile distance.</u> (Res. 00-052)</p> <p>* <u>Neighborhood parks are designed to provide informal basic outdoor recreation and leisure opportunities for all age groups within easy walking distance (approximately one-half mile) of homes.</u> Typical <u>neighborhood park services</u> include children's play areas, picnic tables and barbecues, small scale sports facilities such as basketball half courts, and turf and landscape areas for <u>strolling and informal sports.</u> The <u>minimum size of neighborhood parks is about three acres.</u> (Res.00-052)</p>

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6 - Public Service and Facilities Chapter	6-18 and 6-19	Planning Commission	Count 3 acres of the 57.8-acre Hall Community Park and 4 acres of 22.53-acre NW Community Park as Neighborhood Parks	Update Table PSF-1
6 - Public Service and Facilities Chapter	6-18	Planning Commission	Update Figure PSF-2 to reflect the change, including creating a half mile/10 minute walk radius around the two.	Update Figure PSF-2
6 - Public Service and Facilities Chapter	6-19	Planning Commission	Modify Table PSF-1 to combine the 9.3 acres of community park required by the 2015 Parks Master Plan with the 4.08 acres of neighborhood and community park listings into one category, totaling 13.38 of new parks needed to reach the park area standard	Update Table PSF-1
6 - Public Service and Facilities Chapter	6-19	Planning Commission	Modify Figure PSF-1 to remove the star symbol from the map and legend for potential parks (generalized locations).	Update Figure PSF-2
	3-13	Planning Commission	Make a corresponding edit to Figure LCC-4 (Land use Map) on page 3-13. Verify that the star symbol is removed from any other Figure in the draft plan	Update Figure LCC-4
6 - Public Service and Facilities Chapter	6-20	Planning Commission	Use the Park Master Plan map to identify where in each community park	PSF-4-A Use the Parks Master Plan as the primary tool for planning specific capital improvements and parks and

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			the neighborhood park features are located	recreation programming in Dixon. <u>Update the Master Plan to plan for the additional parkland as needed to maintain the established service ratio in 2040.</u>

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