

RESOLUTION NO. 23-056

A RESOLUTION OF THE DIXON CITY COUNCIL ADOPTING 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. Due to a issue with the agenda, the Commission unanimously voted (6-0-1, Commissioner Diaz absent) to continue the matter to their next meeting (March 14, 2023), to allow staff to correct the agenda; and

WHEREAS, on March 14, 2023, the Dixon Planning Commission, following notification in the prescribed manner, conducted a continued hearing at which the Planning Commission received a staff report, considered the Project and received public testimony and evidence on the Addendum to the General Plan EIR. The Commisison unanimously adopted Resolution No. 2023-002 (4-0, with Commissioners Diaz, Hernandez-Covello and Medrano absent), recommending adoption of the EIR Addendum to the Dixon General Plan 2040 FEIR for this project; and

WHEREAS, on March 21, 2023, the Dixon City Council, following notification in the prescribed manner, conducted a public hearing at which the City Council considered the Addendum to the EIR, accepted the recommendation of the Planning Commission, received public testimony and evidence, and received a staff report and presentation on EIR Addendum; and

NOW, THEREFORE BE IT RESOLVED, the Dixon City Council, 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 action on this Project. The City Council hereby adopts 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.

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PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DIXON ON THE 21ST DAY OF MARCH 2023, BY THE FOLLOWING VOTE:

AYES: Bogue, Ernest, Johnson, Hendershot, Bird


NOES: None

ABSENT: None

ATTEST:



Kristin M. Janisch
Elected City Clerk



Steven C. Bird
Mayor

Exhibit A: Addendum to the General Plan EIR For The 2023–2031 Housing Element and 2023 Natural Environment Element Update

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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

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City of Dixon

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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

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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

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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 ~~strikethrough~~ text is used to indicate deletions.

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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. 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. 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. 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. 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. 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>

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Programs	Implementation Status	Continue/Modify/Delete
<p>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>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>
<p>Program 3.3.1 - Housing Diversity. 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. New Program 3.1.1</p>
<p>Program 3.3.2 - Custom Home Requirement. 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. 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. New Program 3.3.1</p>

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Programs	Implementation Status	Continue/Modify/Delete
<p>Program 4.1.1 - Provide Incentives for Special Needs Housing. 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. 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. New Program 5.3.1</p>
<p>Program 4.1.2 - Senior Housing Program. 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 96 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. New Program 5.3.1</p>
<p>Program 4.1.3 - Residential Care Facilities 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. New Program 4.1.3</p>
<p>Program 4.1.4 - Encourage Housing for Persons with Disabilities 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. New Program 4.1.2</p>

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<p>Program 4.1.5 - Reasonable Accommodation 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. 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. 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>

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<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. 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. 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. New Program 3.1.</p>

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<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>

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<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>Program 5.4.1 - Affordable Housing Development Assistance. 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>Program 5.4.2 - Section 8 Rental Assistance. 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>continues to seek funds to support the development and rehabilitation of SROs, supportive, and family units.</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>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>New Program 5.3.1</p> <p>Modify. New Program 5.4.1</p> <p>Continue. New Program 5.4.2</p>

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<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>

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<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>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 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>examples of the opportunities the PUD districts can provide for future housing capacity.</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. 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. 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>

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<p>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>	<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>	

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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-1.1028: 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-1.4489: 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-1.42910: 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.	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-1.116: Support regional habitat conservation efforts, including implementation of the Solano Countywide Multispecies Habitat Conservation Plan.	Modified/Continue

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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 or green infrastructure 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

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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, and 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 and through other digital, print, or in-person opportunities as feasible.	Modify/Continue
Action 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.	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. EE: 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

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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 demolition 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 human-made hazards due to seismic activity and geologic hazards, hazardous material exposure, flooding, wildfire, or extreme heat events.	Modify/Continue
Policy 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.	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 demonstrate that the project conforms to all recommended mitigation measures prior to City approval.	Modify/Continue
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.	New
Policy NE-4.5: 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.	Modify/Continue
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.	New
Policy NE-4.7: Require new development to adhere to the Floodplain Management Ordinance and to employ floodproofing construction techniques to the extent feasible.	New
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.	New
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.	New
Policy NE-4.10: Promote public awareness of flood hazards and provide guidance on how to prepare for a flood.	New
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.	New
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.	New
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.	New

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Policy NE-4.14: Encourage the retrofitting of older buildings to current safety standards in coordination with proposed major remodeling or additions.	New
Policy NE-4.16: Develop an incentive program for property owners to retrofit their buildings to improve fire resilience.	New
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.	New
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.	New
Policy NE-4.17: Regularly trim trees and remove dead trees to prevent damage during severe weather events.	New
Policy NE-4.18: Elevate extreme heat to a hazard of concern in Dixon.	New
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.	New
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.	New
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.	New
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.	New
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.	New
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.	New
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.	New
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.	New
Action 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.	Continue
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.	New

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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: 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.	New
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.	New
Action NE-4. F: Develop an incentive program for property owners to retrofit their buildings to improve fire resilience.	New
Action NE-4. G: Support financing efforts to increase community access to energy-efficient and environmentally regenerative architectural and landscaping features.	New
Action NE-4. H: Raise awareness about local cooling centers by including informative pamphlets in resident's water and sewer bills.	New
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.	New
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.	New
Policy NE-4.27f: 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.	Modify/Continue
Policy NE-4.28g: 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.	Modify/Continue
Policy NE-4.29g: Increase public awareness of City and County emergency preparedness programs and resources for all hazards.	Modify/Continue
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 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.	New
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.	New
Policy NE-4.32: Require new development to be served by at least two access points.	New
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.	New
Policy NE-4.34: Increase resident enrollment in Alert Solano and Dixon Community Connect.	New
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.	New

1. Addendum to the Adopted General Plan EIR

Goals, Policies, and Actions	Continued/Modify/New
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.	New
Action NE-4.J6: 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 NE-4.K6: 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 NE-4.L: Operate evacuation assistance programs in conjunction with local transit providers to help those with limited mobility or lacking vehicle access.	New
Goal NE-5: Minimize air, soil, noise, and water pollution as well as community exposure to hazardous conditions.	Continue
Policy 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.	Continue
Policy 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.	Continue
Policy 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	Continue
Policy NE-5.4: Ensure adequate buffer distances are provided between offensive odor sources and sensitive receptors, such as schools, hospitals, and community centers.	Continue
Policy NE-5.5: Encourage development to minimize grading related to the topography and natural features in order to limit soil erosion	Continue
Policy 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.	Continue
Policy 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	Continue
Policy 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	Continue
Policy 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	Continue
Policy 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	Continue
Policy NE-5.11: Reduce, through redevelopment and retrofitting, the amount of uncovered industrial and commercial areas where the work activity may contribute pollutants.	Continue

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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-i-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 NE-5.E: Provide educational materials about the use, storage, and disposal of hazardous materials to business owners and residents.	New
Action NE-5.F: <u>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 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.	New
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.	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

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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.

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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.

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- 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.

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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

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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.

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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.

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- 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.

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- 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.

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- 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

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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>