



2023 – 2031 Housing Element and Natural Environment Element Update

Planning Commission Meeting – Cont'd

March 14, 2023

Recap from Last Meeting

» Project - Adoption hearing to review and recommend

- Dixon Housing Element (2023-2031)
- Update to Natural Environment Element
- Includes Measure B and CEQA determination

» Adoption Deadline: January 31, 2023

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031

Recap from Last Meeting (cont'd)

» Background

- Draft submitted to State - 9/27/22
- HCD provided comments on 12/21/22
- Revisions made to Draft Housing Element
- Revised Draft released for public review 1/27/23
- Planning Commission review is 1st step in adoption process.

» Planning Commission meeting – February 14, 2023

- Received full report – All written comments received to date in packet/distributed
- Conducted Public Hearing - 1 public comment and 1 letter
- Continued to March 14th meeting – Due to issue with agenda

Recommendation

» Commission to review and make their recommendation to Council

- Commission Questions
- Open public hearing and accept public comment
- Close public hearing
- Discuss/take action

» Staff recommends the Planning Commission adopt 4 Resolutions

- Addendum to the General Plan EIR for the project
- Updated Housing Element (2023-2021)
- Update to the Natural Environment Element; and
- Suspend Measure B for the term of this 6th Housing Element cycle

Next Steps

- » **Council to review and take final action - March 21st**
- » **Submit Adopted Housing Element to State**
 - Certification review - 60 days



Thank You



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Planning Commission Meeting – Cont'd

March 14, 2023

Agenda

 Housing Element Overview


 Housing Element Progress

 Revisions to Address HCD Comments

 Measure B

 Natural Environment Element Overview

 CEQA Review

 Project Schedule and Recommendation

Housing Element



Housing Element Overview

» Adoption Deadline: January 31, 2023

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

» Required element of the General Plan

» State-mandated update schedule

» Reviewed and certified by State (HCD) for compliance with State law

» Plan for accommodating a jurisdiction's "fair share" of the regional housing need

Plan to Meet the 6th Cycle RHNA

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

Housing Element Outreach

Activity	Dates
Stakeholder Consultations	January – June 2022
Regional Housing Element Introduction Workshops	January 26 and 27, 2022
Planning Commission Study Session	March 8, 2022
City Council Study Session	March 15, 2022
Housing Survey	March 17 – June 16, 2022
Regional Housing Needs Assessment Workshops	March 30, 2022
Regional Fair Housing Needs Assessment Workshops	June 1, 2022
Planning Commission Meeting (<i>Housing Element</i>)	September 13, 2022
City Council Meeting (<i>Housing Element</i>)	September 20, 2022

Housing Element Progress with HCD

Milestone	Date
Submitted to HCD – 90 days	September 27, 2022
Call with HCD to discuss draft Housing Element	December 6, 2022
Revised Housing Element and posted revisions on City’s website	December 14, 2022
Submitted revisions to HCD for review	December 21, 2022
Findings letter received from HCD	December 21, 2022

Key Changes to Outreach

- » Change since Draft shown to PC and CC in Sept '22
- » Clarified the content of public feedback received.

Key Changes to Programs

Programs	Revision Made since September '22 Draft
Program 1.1.1	Expanded to provide informational on eligibility and qualifying uses for rehabilitation assistance.
Program 3.1.1	Revised to suspend Measure B in compliance with SB 330.
Program 3.3.4	Removed “consider” from program language.
Program 4.1.1	Expanded to address housing needs for single-parent and female-headed households.
Program 4.1.3	Expanded on current Zoning Ordinance update progress and revised to address ADU, employee housing, and parking standard requirements.

Key Changes to Programs (Cont'd)

Programs	Revision Made since September '22 Draft
Program 5.3.1	Revised to add farmworkers as a target population for housing programs
Program 7.2.1	Expanded to target CIP funding in areas of greatest need and provide multilingual outreach for assistance programs.
Programs 5.3.1, 5.4.1, 5.4.2, 5.6.1, 6.1.1, and 6.2.1	Expanded quantified objective and fair housing metric to improve housing mobility opportunities, facilitate integration, reduce displacement risk, and improve access to resources for all households.

Key Changes to Housing Needs Assessment

- » **Expanded** analysis of non-English speaking households and need for translation services.
- » **Expanded** discussion of potential rehabilitation need.
- » **Expanded** analysis of cost burden for senior households.
- » **Expanded** analysis of farmworkers in Dixon and housing need.
- » **Expanded** analysis of cost burden and housing need for extremely low-income households.
- » **Revised** discussion of the homeless population to address 2022 PIT.

Key Changes to Assessment of Fair Housing

- » **Expanded** analysis of areas with higher rates of poverty in the city.
- » **Expanded** analysis of female-headed households and housing needs.
- » **Revised** disability analysis to include feedback from stakeholders.
- » **Expanded** analysis of environmental conditions paired with socioeconomic characteristics in eastern Dixon.
- » **Revised** analysis of housing conditions compared to neighborhood socioeconomic characteristics.
- » **Updated** homelessness analysis and identify available resources.

Key Changes to Constraints

- » **Confirmed** water and sewer capacity to accommodate the RHNA.
- » **Added** an analysis of the cumulative impact of development standards on residential development potential.
- » **Added** language to review parking standards as a possible constraint.
- » **Added** language to ensure compliance with residential care facility laws.
- » **Expanded** on the suitability of the ML zone for emergency shelters.
- » **Expanded** on road improvement requirements.

Key Changes to Sites Analysis

- » **Expanded** analysis of realistic capacity based on development standards.
- » **Expanded** the analysis of small site development potential based on General Plan standards.
- » **Confirmed** development potential of approved projects within the planning period.

HCD Review and Comment of Draft

- » **12/21/22 Letter with formal HCD comments on Draft**
- » **Three items identified:**
 - Need for additional analysis on extremely low-income households needs.
 - Need for analysis of farmworker housing, beyond identifying housing typologies to accommodate.
 - Conflict of Dixon's growth control initiative (Measure B) with State Law (SB330) and need to suspend or terminate.
- » **Revisions made and included in Adoption Draft Housing Element published January 23, 2023**

Suspension of Measure B

- » Voters approved Measure B in 1986 and reaffirmed in 1996
- » HCD noted Measure B conflicts with State Law (SB330 – Housing Crisis Act)
 - SB330 prohibits a City/County from establishing new or enforcing existing growth control measure - even voter-initiated
 - Exception allowed if:
 - Measure adopted before 2005; and
 - County is located in “predominantly agricultural county” as defined by specific CA Farmland Conversion Report
- » Solano does not meet entire definition of predominantly Ag county

Suspension of Measure B (Cont'd)

- » **HCD certification of Housing Element unlikely if do not terminate/suspend Measure B**

- » **Certification of Housing Element critical**
 - Protection from suit alleging a noncompliant Housing Element,
 - Eligibility for state grants and funding, and
 - Potentially automatic approval of certain development projects due to a noncompliant Housing Element (Builder's remedy).

- » **Draft Resolution included recommending suspension of Measure B**

Natural Environment Element



Safety Element Overview

- » Required component of the General Plan
- » Addresses physical hazards: flood, severe weather, and seismic risk
- » State requires updates for emergency egress, climate change vulnerability, and evacuation routes
- » Contained in Chapter 2 of Dixon General Plan, Natural Environment Element



New Appendix to General Plan

» Natural Environment Background Report

- Evaluation of public safety issues
 - Seismic and geologic
 - Flooding
 - Fire
 - Emergency preparedness & response
 - Hazardous waste & materials
 - Climate change hazards
- Updated mapping
- Regulatory framework/agencies
- Past events and future risks

» Climate Change Vulnerability Assessment

- Required by State law
- Identify most vulnerable populations and community assets
- Results integrated into Background Report

Natural Environment Element

» 2.1 Introduction (updated)

» 2.2 Natural Resources in Dixon

- Agricultural and Ecosystem Pests (new section)

» 2.3 Energy and Water Conservation (updated)

» 2.4 Waste Reduction (no changes)

» 2.5 Community Resilience

- Geologic and Seismic Hazards (new section)
- Flood Hazards (new section)
- Wildfire and Smoke (new section)
- Severe Weather (new section)
- Extreme Heat (new section)
- Human Health Hazards (new section)
- Emergency Preparedness (updated)
- All maps are new or updated

» 2.6 Environmental Protection

- Hazardous Materials (updated)

Natural Environment Element Goals/Policies

» New Goals/Policies

- Goal NE-4. Community Resilience
 - Geologic and Seismic Hazards
 - Flood Hazards
 - Wildfire and Smoke
 - Severe Weather
 - Extreme Heat
 - Human Health Hazards

» Updated Goals/Policies

- Goal NE-1. Agriculture and Natural Open Space Conservation
- Goal NE-2. Energy Use and Water Conservation
- Goal NE-4. Community Resilience
 - Emergency Response
- Goal NE-5. Environmental Protection
 - Air, Soil, and Water Quality
 - Hazardous Materials

CEQA Review



EIR Addendum

- » **General Plan Final EIR certified May 2021**
- » **Housing Element and Natural Environmental Element update = Project**
- » **Addendum to EIR found to be appropriate level of CEQA review**
 - CEQA Guidelines allow Addendum if only minor technical changes or additions to the project are necessary; and
 - Pursuant to CEQA Guidelines sections 15164 and 15162,
 - None of the conditions requiring preparation of a subsequent EIR have occurred, and
 - Project would not result in any new significant impacts not analyzed/considered under the General Plan EIR.
 - The General Plan EIR, together with this Addendum, are complete and adequate documents for the purpose of complying with CEQA and considering and acting on the Project.

Schedule



Schedule

Milestone	Date
2022	
Released Public Draft Housing Element (30-40 days)	August 12
Submitted Housing Element to HCD (90-day review)	September 27
Letter received from HCD	December 21
2023	
Planning Commission Hearing – Recommend Adoption*	February 14/March 14
City Council Hearing – Adoption*	Tentatively March 21
Submit Final Adopted Housing Element to HCD – Certification (60-days)	TBD

**A corresponding General Plan amendment to the Safety Element is occurring concurrently with the Housing Element Update, as is required by recent legislation. Any proposed revisions to the Safety Element are considered concurrently with the Housing Element during the adoption hearings.*



Recommendation

- » **Planning Commission review is first step in adoption process.**
- » **Commission to review and make their recommendation to Council**
- » **Staff recommends the Planning Commission adopt 4 Resolutions recommending that the City Council adopt**
 - Addendum to the General Plan EIR for the project
 - Updated Housing Element (2023-2021)
 - Update to the Natural Environment Element; and
 - Suspend Measure B for the term of this 6th Housing Element cycle

Recommendation (Cont'd)

- » Recommend that take separate action, in above order.
- » The City Council will consider final adoption on March 21, 2023 (pending).



Thank You