

DIXON PLANNING COMMISSION

RESOLUTION NO. 2021-005

**A RESOLUTION OF THE CITY OF DIXON PLANNING COMMISSION
RECOMMENDING TO THE DIXON CITY COUNCIL
ADOPTION OF THE 2040 GENERAL PLAN UPDATE**

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

WHEREAS, under State law and the Dixon Municipal Code, the Dixon Planning Commission ("Planning Commission") is charged with reviewing updates and amendments to the City's General Plan, and making recommendations to the Dixon City Council ("City Council"); and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, prior to recommending adoption of the 2040 General Plan, the Planning Commission reviewed and considered the analysis contained in the Final EIR. By separate resolution, the Planning Commission recommended that the City Council (1) certify the Final EIR, (2) adopt CEQA Findings for Significant Environmental Impacts and

a Statement of Overriding Considerations, and (3) adopt the Mitigation Monitoring and Reporting Program for the 2040 General Plan; and

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

NOW, THEREFORE, BE IT RESOLVED by the City of Dixon Planning Commission as follows:

1. The Planning Commission hereby finds that the 2040 General Plan and all its elements comprise a comprehensive, long-range, internally consistent statement of the City's goals, policies, and actions relating to Natural Resources, Land Use & Community Character, Economic Development, Mobility, and Public Services & Facilities. The Planning Commission further finds that the five (5) chapters of the 2040 General Plan include the elements required by Government Code section 65302.
2. The Planning Commission hereby finds that the 2040 General Plan will promote the public health, safety, and welfare of the City's residents by establishing goals, policies, and actions to guide the City's future growth and development within the City's Planning Area.

BE IT FURTHER RESOLVED the City of Dixon Planning Commission hereby recommends to the City Council adoption of the *Dixon General Plan 2040* with the following modifications, to be incorporated into the final plan:

1. Page 2-3 (Natural Environment Chapter) - Label Priority Conservation Area's (PCA's) on Figure NE-1
2. Page 3-15, (Land Use and Community Character Chapter) - Refine the Campus Mixed Use land use designation definition, as shown by ~~striketrough~~ for deleted text and underline for new text, as follows:

Campus Mixed Use

The Campus Mixed Use (CAMU) designation is intended to foster new mixed-use employment districts with a range of job-generating uses, housing, and easy access to the regional transportation network. The CAMU designation would promote clusters of related light industrial, manufacturing, office, research & development, retail, hotel, service, and residential uses on large parcels near or adjacent to I-80 and SR-113 at gateways to the city. The CAMU designation is primarily intended to support mixed-use development projects, however single-use projects may also be permitted ~~so long as a mix of uses is developed~~

~~throughout the CAMU designation. Mixed use can be vertical and/or horizontal. Allowable FAR is 30% to 60% (combined residential and nonresidential uses) and maximum allowable residential density is 30 dwelling units per acre. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.~~

2. Page 3-27 (Land Use and Community Character Chapter) - Refine Land Use Policy LCC5-6, as shown by ~~strike through~~ for deleted text and underline for new text, as follows:

LCC-5.6 In the Campus Mixed Use land use designation shown on Figure LCC-4, permit warehouse and distribution uses subject to a development agreement establishing a financial mechanism to provide for ongoing revenue generation to the City from those uses and environmental review ~~to ensure there are no new or substantially more severe impacts than identified in the 2040 General Plan EIR~~, which may include additional mitigation measures, to ensure there are no new or substantially more severe impacts than identified in the 2040 General Plan EIR."

3. Page 6-16 (Public Service and Facilities Chapter) – Eliminate the last sentence of the 2nd paragraph that states: “~~However, the City has a joint use agreements with the Dion Unified School District, that allow residents to use school facilities, including the 120acre Westside Park, adjacent to the Dixon Montessori School~~”
4. Pages 6-16 to 6-17 (Pubic Services and Facilities Chapter) - Add definitions of both “community park” and “neighborhood park” from the Master Plan or current General Plan to identify 1) the minimum size for each park type and 2) types of features amenities to be included in each park type.
5. Pages 6-18 and 6-19 (Public Service and Facilities Chapter) – Account for 3 acres of the 57.8-acre Hall Community Park and 4 acres of the 22.53-acre NW Community Park as Neighborhood Parks.
 - a. Update Table PSF-1 and Figure PSF-2 to reflect the change, including creating a half mile/10 minute walk radius around the neighborhood park portions of Hall Park and NW Community Park.
 - b. Use the Park Master Plan map to identify where in each of the two community parks the neighborhood parks are located.
6. Page 6-19 (Public Service and Facilities Chapter) – Modify Table PSF-1 to combine the 9.3 acres of community park required by the 2015 Parks Master Plan with the 4.08 acres of additional parkland needed (neighborhood and community park) into one category, totaling 13.38 of new parks needed to achieve the park area standard.

7. Page 6-19 (Public Service and Facilities Chapter) – Modify Figure PSF-1 to remove the star symbol from the map and legend for potential parks (generalized locations).
 - a. Make a corresponding edit to Figure LCC-4 (Land use Map) on page 3-13. Verify that the star symbol is removed from any other Figure in the draft plan.

8. Page 6-29 (Public Service and Facilities Chapter) - Add a new Action under Goal PSF-8, called PSF-8.C to “Establish a citywide arts and culture program to increase opportunities to experience, create, and enjoy arts and culture in Dixon”.

THE FOREGOING PLANNING COMMISSION RESOLUTION IS HEREBY ADOPTED
at a regular meeting of the Planning Commission of the City of Dixon, State of California,
on the 9th day of March 2021:

AYES: CALDWELL, DAVIS, DIAZ, HERNANDEZ-COVELLO, KOSTER, MEDRANO, QUINN


NOES: NONE

ABSENT: NONE



Joe Quinn, Chair
Dixon Planning Commission

ATTEST:



Brandi Alexander, Secretary
Dixon Planning Commission