

NOTICE OF PUBLIC HEARING OF THE DIXON PLANNING COMMISSION

The Dixon Planning Commission will hold a hybrid **PUBLIC HEARING** to consider the following project:

**PROJECT: General Plan Amendment for
2023-2031 Housing Element and 2023 Natural Environment Element Update**

The city is processing amendments to the Dixon General Plan 2040, as follows, and the Planning Commission will review and consider its recommendation to the City Council on the following:

2023-2031 Housing Element Update – A Housing Element is a state required element of a City’s General Plan. The Housing Element must be updated every eight (8) years and includes goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in city limits. This project would update the Dixon General Plan 2040’s Housing Element for the 6th housing cycle (2023-2031 planning period) pursuant to State Housing Element law. The Housing Element is one of the State-mandated elements of a City’s General Plan and must identify how the City will accommodate its share of the regional housing need for all economic segments of the community, commonly referred to as RHNA (Regional Housing Needs Allocation). For the 2023-2031 planning period, the City must provide zoning capacity for 416 dwelling units across all income levels and the update proposes to accommodate the RHNA through approved, but not yet built projects, vacant sites and accessory dwelling units.

Suspension of Measure B – Recently adopted State law (SB330 - The Housing Crisis Act - Gov. Code, § 66300) prohibits a city/county from enacting or enforcing a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards or implements any provision that limits approvals or caps population. These provisions remain in effect until January 1, 2030. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception, does not allow affected jurisdictions to adopt new, or enforce existing, limits on the number of land-use approvals or permits. HCD’s review of the City’s draft Housing Element identified that the City’s existing local growth control initiative, Measure B, is in conflict with State law and must be suspended or terminated. The City will consider suspension of the Measure B through the term of this Housing Element cycle.

Natural Environment Element Update –Recent State law requires the Safety Element to be updated at the time a Housing Element is updated. The project proposes amendments to the Natural Environment Element, which incorporates the State required Safety Element, to assess Climate Change Vulnerability Assessment.

Copies of the Draft 2023-2031 Dixon Housing Element and 2023 Natural Environment Element can be viewed at www.cityofdixon.us/housingelementupdate.

The Planning Commission will review and provide their recommendation to the City Council on this project. A separate publicly-noticed City Council hearing to consider adoption of this project will be scheduled at a future date.

The California Environmental Quality Act (“CEQA”) requires that this project be reviewed to determine if a study of potential environmental effects is required. An Addendum to the to the City of Dixon’s General Plan 2040 Environmental Impact Report (certified in May 2021; State Clearinghouse Number 2018112035) was prepared for the project. Both the 2023-2031 Housing Element and amendments to the Natural Environment are policy level

documents and do not have the potential for resulting in either direct or reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines Section 15164. A copy of the addendum to the General Plan 2040 can be viewed at <https://www.cityofdixon.us/EnvironmentalReviewDocuments>

HEARING DATE & LOCATION: **Tuesday, February 14, 2023 at 7:00 pm.** This meeting **will** be physically open to the public. All members of the public may participate in the meeting by attending the meeting or remotely participating via video conferencing at <http://www.zoom.us> or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.

MORE INFORMATION Contact **Raffi Boloyan, Community Development Director** at **(707) 678-7000 x1114** or **rboloyan@cityofdixon.us**. A hardcopy of the Draft 2023-2031 Dixon Housing Element and Draft 2023 Dixon Natural Environment Element are currently available for review at: 1) Dixon City Hall (public lobby), 600 East A St, Dixon, CA 95620, or 2) Dixon Public Library 230 N. 1st St, Dixon, CA 95620. Documents are also available on City's website at www.cityofdixon.us/housingelementupdate under "Project Documents". See Adoption Draft of the Housing Element and Natural Environment Element.

A staff report for this item will be prepared and be available for review 72 hours before the meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos>.

WHAT WILL HAPPEN: All interested parties are invited to attend the public hearing to express opinions or submit evidence for or against the proposed project. Testimony from interested persons will be heard and considered by the Planning Commission prior to making their recommendation to the City Council. A separate City Council will be publicly noticed and conducted to accept the Planning Commission recommendation and take final action on the project.

The meeting will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.

PUBLIC COMMENTS: Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixon.us or 2) mailed/dropped off to: City of Dixon, Planning Commission, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the Planning Commission and will become part of the official record, but will not be read aloud at the meeting.

You may also attend the public hearing at the time and location listed above or participate remotely, to provide comments during the meeting. To speak or provide comments remotely during public comment period, you may: 1) via video conferencing click on "raise hand," or 2) via teleconference press *9.

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) or (707) 678-1489 (TTY) at least 48 hours prior to the meeting.

**NOTICE OF CONTINUED PUBLIC HEARING
OF THE DIXON PLANNING COMMISSION**

The Dixon Planning Commission will hold a hybrid **PUBLIC HEARING** to consider the following project:

PROJECT:

**General Plan Amendment for
2023-2031 Housing Element and 2023 Natural Environment Element Update**

The City is processing amendments to the Dixon General Plan 2040, as follows, and the Planning Commission will review and consider its recommendation to the City Council on the following:

2023-2031 Housing Element Update – A Housing Element is a state required element of a City’s General Plan. The Housing Element must be updated every eight (8) years and includes goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in city limits. This project would update the Dixon General Plan 2040’s Housing Element for the 6th housing cycle (2023-2031 planning period) pursuant to State Housing Element law. The Housing Element must identify how the City will accommodate its share of the regional housing need for all economic segments of the community, commonly referred to as RHNA (Regional Housing Needs Allocation). For the 2023-2031 planning period, the City must provide zoning capacity for 416 dwelling units across all income levels. The update proposes to accommodate the RHNA through approved but not yet built projects, vacant sites, and accessory dwelling units.

Suspension of Measure B – Recently adopted State law (SB330 - *The Housing Crisis Act* - Gov. Code, § 66300) prohibits a city/county from adopting new limits or enforcing existing limits on the number of land-use approvals or permits for new housing units. HCD’s review of the City’s draft Housing Element identified that the City’s existing local growth control initiative, Measure B, may conflict with State law and require suspension or termination. The City will consider suspension of Measure B through the term of this Housing Element cycle.

Natural Environment Element Update – Recent State law requires the Safety Element to be updated at the time a Housing Element is updated. The project therefore proposes the necessary amendments to the City’s Natural Environment Element, which includes the required Safety Element.

Copies of the Draft 2023-2031 Dixon Housing Element and 2023 Natural Environment Element can be viewed at www.cityofdixon.us/housingelementupdate.

These items were reviewed at a public hearing before the Planning Commission on February 14, 2023 and the matter was continued to the March 14, 2023 Planning Commission meeting for action. The Planning Commission will review and provide their recommendation to the City Council on this project. The City Council hearing to consider adoption of this project is scheduled for March 21, 2023.

The California Environmental Quality Act (“CEQA”) requires that this project be reviewed for significant environmental impacts. An Addendum to the to the City of Dixon’s General Plan 2040 Environmental Impact Report (certified in May 2021; State Clearinghouse Number 2018112035) was prepared for the project. The Addendum demonstrates that the updates to the Housing Element and Natural Environment Element would not result in new significant environmental impacts not analyzed in the General Plan 2040 Environmental Impact Report. A copy of the Addendum to the General Plan 2040 can be viewed at <https://www.cityofdixon.us/EnvironmentalReviewDocuments>

HEARING DATE & LOCATION: **Tuesday, March 14, 2023 at 7:00 pm.** This meeting will be physically open to the public. All members of the public may participate in the meeting by attending the meeting or remotely participating via video conferencing at <http://www.zoom.us> or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.

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