

RESOLUTION NO. 24-053

**A RESOLUTION OF THE DIXON CITY COUNCIL APPROVING AMENDMENTS
TO THE DIXON GENERAL PLAN 2040 LAND USE MAP AND
DEFINITIONS OF TWO LAND USE DESIGNATIONS
(CAMPUS MIXED USE AND DOWNTOWN MIXED USE)**

WHEREAS, the Dixon City Council adopted the General Plan 2040 on May 18, 2021. Adoption of the General Plan 2040 involved a comprehensive update with new goals and policies, changes to the General Plan land use map, and creation of new land use designations; and

WHEREAS, on May 18, 2021, through adoption of Resolution No. 21-098, the City Council certified the Final Environmental Impact Report (EIR) (SCH 2018112035) for the General Plan 2040, including: (1) certification of the Final EIR; (2) adoption of CEQA findings for significant environmental impacts and a statement of overriding considerations; and (3) adoption of the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the City has identified refinements to clarify and reinforce the intent and purpose of the Campus Mixed Use (CAMU) General Plan land use designation, which is described on page 3-15 of the Land Use and Community Character Chapter of the General Plan 2040, as identified in **Exhibit A**; and

WHEREAS, the Downtown Mixed Use (DT) General Plan land use designation, as described on page 3-15 of the General Plan 2040, currently requires more than one use on larger sites. During formulation of the Zoning Ordinance update, it was discovered that the majority of parcels in the DT area are less than a half-acre and only three (3) parcels are one (1) acre or larger in size. To reflect the existing development pattern and promote Downtown as a mixed-use area with an active core, consistent with General Plan policies related to the Downtown, the City has identified refinements to the DT General Plan definition to allow single-and mixed-use development throughout the Downtown and also require active uses on the ground floor along primary corridors, as identified in **Exhibit A**; and

WHEREAS, during the comprehensive Zoning Ordinance and Map update project, it was discovered that amendments to the General Plan Land Use Map are necessary to correct the General Plan land use designation on forty (40) parcels due to mapping errors that occurred in development of the original General Plan 2040 Land Use Map. Six (6) of the incorrect parcels were City-owned parcels or right of way; and

WHEREAS, the forty (40) parcels subject to the General Plan 2040 map amendments are identified in the Draft General Plan Land Use Map Amendments, attached as a table and map in **Exhibit B**; and

WHEREAS, the proposed amendments to the General Plan 2040 were reviewed for applicable CEQA exemptions, for which findings are provided below; and

WHEREAS, on December 1, 2023, notice of the General Plan land use map amendments were sent to each of the forty (40) property owners, informing the property owners of the proposed amendment and offering to meet and explain the map corrections; and

WHEREAS, on December 1, 2023, the Public Review Draft of the Comprehensive Update to the Zoning Ordinance and Map, Municipal Code Amendments and the General Plan technical amendments were released for public review and posted on the City's web site and an email was sent to the interested parties list that the Public Review Draft was available for review; and

WHEREAS, on February 13, 2024, the Dixon Planning Commission, following notification in the prescribed manner, conducted a public hearing at which the Planning Commission considered the various General Plan 2040 amendments, along with the comprehensive Zoning Ordinance and Map update project, and various Municipal Code amendments, received public testimony and evidence, and received a staff report and presentation; and

WHEREAS, on February 13, 2024, following the public hearing, the Dixon Planning Commission voted 5-0-2 (*Commissioners Diaz and Drayton absent*) to adopt the following Resolutions recommending approval of the project to the City Council

- Resolution No. 2024-002, recommending to the City Council approval of the General Plan amendments; and
- Resolution No. 2024-003, recommending to the City Council adoption of an Ordinance with four recommendations: 1) Repealing and re-enacting Title 18 (*Zoning*) of the Dixon Municipal Code, 2) Repealing and re-enacting City of Dixon Zoning Map, and 3) Amending various sections of the Dixon Municipal Code (*Sections 6.12.040.b.2, 6.12.040.e, 7.03.010, 7.04.050, 9.05.010, 11.14.070, 11.15.040, 12.06.050, 13.05.030, 14.02.275, and 17.01.040*) (Comprehensive Zoning Ordinance and Map Update).

WHEREAS, on April 2, 2024, the Dixon City Council, following notification in the prescribed manner, conducted a public hearing at which the City Council considered the various General Plan 2040 amendments, along with the associated comprehensive Zoning Ordinance and Map update project, and various Municipal Code amendments, received public testimony and evidence, and received a staff report and presentation; and

WHEREAS, on April 2, 2024, the Dixon City Council, by adoption of a separate Ordinance, waived first reading, read by title only, and introduced an Ordinance of the Dixon City Council: 1) Repealing and re-enacting Title 18 (*Zoning*) of the Dixon

Municipal Code, 2) Repealing and re-enacting City of Dixon Zoning Map, and 3) Amending various sections of the Dixon Municipal Code (*Sections 6.12.040.b.2, 6.12.040.e, 7.03.010, 7.04.050, 9.05.010, 11.14.070, 11.15.040, 12.06.050, 13.05.030, 14.02.275, and 17.01.040*) (Comprehensive Zoning Ordinance and Map Update); and

WHEREAS, the custodian of documents which constitute the record of proceedings upon which this decision is based is the Community Development Department; and

NOW, THEREFORE, BE IT RESOLVED, upon its review of all documents and exhibits contained herein, and after due deliberation and based on its independent judgement, that the City Council hereby approves the amendments to the General Plan 2040, composed of edits to the General Plan Land Use Map and refinements to two General Plan land use designation definitions, as follows and based on the following findings:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The City Council hereby finds that the amendments to the General Plan 2040, which include amendments to the Land Use Map and the CAMU and DT land use designation definitions (**Exhibit A**) and corrections to errors in the original General 2040 Land Use Map **Exhibit B**, comprise a long-range, internally consistent statement of the City's goals, policies, and actions relating to public health and safety.
3. The City Council hereby finds that the amendments to the General Plan 2040 Land Use Map and the CAMU and DT land use designation definitions will promote the public health, safety, and welfare of the City's residents by updating the Land Use Map to correct inconsistencies and errors, clarifying and reinforcing the City's intent for certain land use designations, and guiding development within the City to achieve the goals and policies of the General Plan 2040.
4. The City Council hereby finds that the project is exempt from further review under the California Environmental Quality Act (CEQA), based on the following:
 - a. Section 15061(b)(3) (Commonsense Exemption) states that "Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."
 - b. The General Plan amendments consist of map amendments to the General Plan land use designation of forty (40) parcels and refinements to the CAMU and DT land use designation definitions. The General Plan Land Use Map amendments include corrections to mapping errors that occurred in development of the original General Plan Land Use Map and changes to land

use designations to reflect current zoning, ownership, and use of specific parcels. The text amendments to the CAMU and DT land use designations do not alter the allowed types of development in such designations and only serve to clarify and reinforce the City's intent for those land use designations.

c. The amendments do not include any new goals, policies, or implementation actions, or otherwise authorize new uses or development of land. The amendments improve internal consistency and correct mapping errors. Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment, and it is not subject to CEQA, pursuant to CEQA Guidelines Section 15061(b)(3).

5. The City Council hereby approves the amendments to the CAMU and DT land use designation definitions and amendments to General Plan 2040 Land Use Map, attached and incorporated hereto as **Exhibits A and B**.

ADOPTED at a regular meeting of the City Council of the City of Dixon, State of California, on the 2nd day of April 2024:

AYES: Ernest, Hendershot, Johnson, Bird
NOES: Bogue
ABSTAIN: None
ABSENT: None



Kristin M. Janisch
Elected City Clerk



Steven C. Bird
Mayor

Exhibit A Draft General Plan Text Edits to Campus Mixed Use and Downtown Mixed-Use Land Use Designations

Exhibit B Draft General Plan Land Use Map Amendments Map

Exhibit A

Text Amendments to Dixon General Plan 2040

The following two text edits to the General Plan 2040, as follows:

1. Campus Mixed Use (CAMU) designation, as defined on pages 3-15 of the Dixon General Plan 2040, is hereby amended as follows, with ~~strikethrough~~ and underline to show deleted or added text:

Campus Mixed Use

The Campus Mixed Use (CAMU) designation is intended to foster new mixed-use employment districts with a range of employment job-generating development as the primary use, with uses, housing, and easy access to the regional transportation network. Residential development shall be permitted only as a secondary support use if desired, but is not required to be incorporated with development within CAMU designated lands.

The CAMU designation would promote clusters of ~~related~~ light industrial, manufacturing, office, research ~~and~~ development, retail, hotel, ~~and~~ services, as primary and residential uses on large parcels near or adjacent to I-80 and SR-113 at gateways to the City. Industrial and commercial developments without housing are permitted. The CAMU designation is contemplated to be a dynamic employment district, with housing as a support use with potential for live/work units in close proximity to employment centers. CAMU lands are primarily intended for retail, job-generating, and service uses to advance the City's economic development goals intended to support mixed-use development projects, however single use projects may also be permitted. Mixed use development can be integrated vertically and/or horizontally within a development plan. Maximum allowable FAR is 30% to 680% (combined residential and nonresidential uses).

If housing is to be included, the type of housing shall consist of apartments, townhomes, condominiums, or similar types of residential development and integrated with nearby non-residential uses. Housing shall not be low density or in the form of separate, detached single family units. If included, housing shall encompass no more than 40% of the maximum project FAR (combined residential and non-residential uses), consistent with the intent and goals of the CAMU designation. The minimum required and maximum allowable residential density shall be 15 dwelling units per acre and the maximum residential density shall be is 30 dwelling units per acre for any residential development within the CAMU designation. Residential density shall be calculated based on the residential component of the development only, and shall include the parking, landscaping, and any other amenities such as common open space areas in the calculation. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.

RESOLUTION NO.: 24 - 053

2. Downtown Mixed Use (DT) designation, as defined on pages 3-15 of the Dixon General Plan 2040, is hereby amended as follows, with ~~strike through~~ and underline to show deleted or added text:

Downtown Mixed Use

The Downtown Mixed Use (DT) designation applies in Dixon's traditional downtown area and is intended to promote Downtown Dixon as an attractive destination for residents and visitors to the community. The area is envisioned as a walkable environment with direct pedestrian and bicycle connections to surrounding residential neighborhoods and to the downtown rail depot. The designation provides for a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses. Permitted non-residential uses include restaurants, apparel stores, specialty shops, theaters, bookstores, travel agencies, hotels/motels and other similar uses serving a community-wide market and a larger visitor population, as well as banks, financial institutions, medical and professional offices, and other general offices and community institutional uses. Outdoor dining, live music, and events are encouraged to support a lively atmosphere with activity throughout the day and the year. Single and mixed-use development configurations are allowed; however, active uses are required on the ground floor along primary corridors. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Maximum allowable FAR is 300% (combined residential and non-residential uses) and maximum allowable residential density is 30 dwelling units per acre.

24 - 053

RESOLUTION NO.: _____

DATE: APR 02 2024

Exhibit B

General Plan Land Use Map Amendments

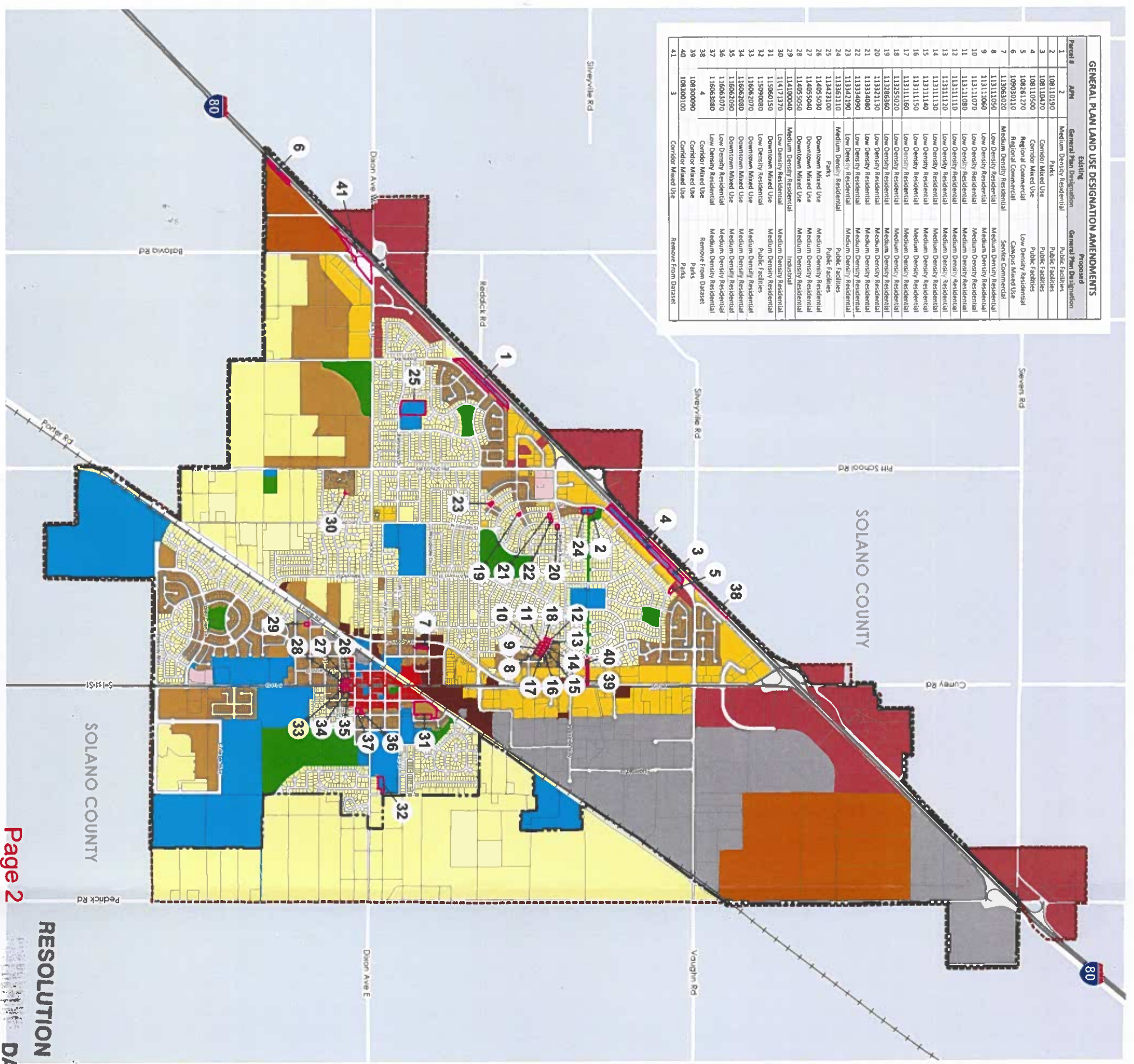
The land use designation for the following parcels is hereby amended to a new General Plan Land Use (GPLU) designation as illustrated in the following map and table on next page:

RESOLUTION NO.: 24 - 053

Page 1 **DATE:** APR 02 2024 Exhibit B

GENERAL PLAN LAND USE DESIGNATION AMENDMENTS

Parcel #	APN	Existing General Plan Designation	Proposed General Plan Designation
1	108110190	Medium Density Residential	Public Facilities
2	108110470	Parks	Public Facilities
3	108110500	Corridor Mixed Use	Public Facilities
4	108110590	Regional Commercial	Low Density Residential
5	108112700	Regional Commercial	Campus Mixed Use
6	109030110	Regional Commercial	Campus Mixed Use
7	113063020	Medium Density Residential	Service Commercial
8	113111050	Low Density Residential	Medium Density Residential
9	113111060	Low Density Residential	Medium Density Residential
10	113111070	Low Density Residential	Medium Density Residential
11	113111080	Low Density Residential	Medium Density Residential
12	113111110	Low Density Residential	Medium Density Residential
13	113111120	Low Density Residential	Medium Density Residential
14	113111130	Low Density Residential	Medium Density Residential
15	113111140	Low Density Residential	Medium Density Residential
16	113111150	Low Density Residential	Medium Density Residential
17	113111160	Low Density Residential	Medium Density Residential
18	113255020	Low Density Residential	Medium Density Residential
19	113286860	Low Density Residential	Medium Density Residential
20	113321130	Low Density Residential	Medium Density Residential
21	113334080	Low Density Residential	Medium Density Residential
22	113334090	Low Density Residential	Medium Density Residential
23	113342190	Low Density Residential	Medium Density Residential
24	113342190	Low Density Residential	Medium Density Residential
25	113361110	Medium Density Residential	Public Facilities
26	114055090	Downtown Mixed Use	Public Facilities
27	114055040	Downtown Mixed Use	Medium Density Residential
28	114055050	Downtown Mixed Use	Medium Density Residential
29	114100040	Medium Density Residential	Medium Density Residential
30	114171370	Low Density Residential	Medium Density Residential
31	115060150	Low Density Residential	Medium Density Residential
32	115094080	Low Density Residential	Public Facilities
33	116062070	Downtown Mixed Use	Medium Density Residential
34	116062080	Downtown Mixed Use	Medium Density Residential
35	116062090	Downtown Mixed Use	Medium Density Residential
36	116063100	Low Density Residential	Medium Density Residential
37	116063080	Low Density Residential	Medium Density Residential
38	108300090	Corridor Mixed Use	Remove from Dataset
39	108300090	Corridor Mixed Use	Remove from Dataset
40	108300100	Corridor Mixed Use	Remove from Dataset
41	108300100	Corridor Mixed Use	Remove from Dataset



CITY OF DIXON, CA
PROPOSED GENERAL PLAN
LAND USE DESIGNATION
AMENDMENTS
 NOVEMBER 2023



GENERAL PLAN LAND USE AMENDMENTS	
ORDINANCE	DATE

SOURCES:
 2015: data sources are from City of Dixon.
 2019: data sources are from City of Dixon.
 Dwell and Broke: 2019.
 and Solano County, 2019/2023.

NOTE:
 Map data are to be used for reference purposes only. Map holders are responsible and are not
 necessarily accurate to the extent of engineering standards; the City of Dixon makes no warranty or
 guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of
 the data provided; one assumes no legal responsibility for information contained on this map. Any use of the
 product herein requires the user to accept and understand that the user is responsible for the data.
 See separate map for data sources. Direct all requests to the City of Dixon Planning Division at (707) 678-7000.
 Drawn by: RM Design Group, Created on: November 4, 2023.
 Atchapp: GS, Verdon: TB 8.1, Redmond: CV, ERI



NOVEMBER 6, 2023
MPA MILLER PLANNING ASSOCIATES
Exhibit B

RESOLUTION NO.:

24 - 053

DATE:

APR 02 2024

Page 2