

**NOTICE OF AVAILABILITY
OF PUBLIC REVIEW DRAFT FOR COMPREHENSIVE UPDATE TO
CITY OF DIXON ZONING ORDINANCE AND ZONING MAP AND
ASSOCIATED AMENDMENTS TO THE GENERAL PLAN LAND USE MAP**

This notice is to advise that the City of Dixon has completed the draft documents for the following project and these are now available for public review, as described below:

PROJECT: Comprehensive Update to the City of Dixon Zoning Ordinance and Zoning Map, along with associated amendments to the Dixon General Plan 2040 Land Use Map –

Following the adoption of the Dixon General Plan 240 in May 2021, the Zoning Ordinance and Zoning map now require amendments to be consistent with the recently updated General Plan. This Comprehensive Zoning Code and Map Update project is intended to completely overhaul the Dixon Zoning Ordinance and Zoning Map, Title 18 of the Municipal Code, in order to create a concise and user-friendly set of regulations that will implement the new General Plan, be consistent with State and federal law, and well as create a more user friendly and document. The Public Review Draft consists of:

Draft Zoning Map which incorporates the various changes/edits to the zoning map to match the General Plan. A new second page to the zoning map has been created to identify properties that have an active Planned Development Zoning Overlay.

Draft General Plan Land Use Map Amendment - Identifies 40 parcels that were found to have an incorrect General Plan land use designation and are proposed to be corrected.

Public Review Draft Zoning code (Clean version) - This is a clean copy with no track changes of the Public Review Draft Zoning Ordinance. All revisions since the study session draft have been incorporated into this clean copy of the Draft.

Public Review Draft Zoning Code (Track changes version) - This is a track changes copy of the Public Review Draft Zoning Ordinance. All major or notable revisions since the study session draft have been illustrated using track changes with comments. Minor formatting changes or edits are not noted as track change and just incorporated in this version.

Parcel Data Sheets – Include the zoning and general plan and any proposed changes to Zoning

**PUBLIC
REVIEW
PERIOD**

The Public Review Draft is being released for public review on **December 1, 2023**, in advance of the commencement of the adoption hearing(s) before the Planning Commission and City Council that will occur in spring 2024.

**DOCUMENT
AVAILABILITY**

An electronic copy of the Public Review Drafts of the Zoning Ordinance, Zoning Map, General Plan land use map amendments and all documents referenced in this project are available for review at the City of Dixon’s project page at www.cityofdixon.us/zoningupdate under the “project documents” heading.

A hard copy of the draft documents is also available (during each facilities normal business hours) at the following two locations:

Dixon City Hall – Public lobby
600 East A St
Dixon, CA 95620

Dixon Public Library
230 N 1st St
Dixon, CA 95620

SUBMITTAL OF COMMENTS The public is encouraged to review the Draft documents and submit any comments, questions during the public review period by submitting those in one of the two manners:

- By email to planningdepartment@cityofdixon.us. Please include “Draft Zoning Ordinance Comments” in the subject line; or
- By letter, either mailed or dopped off in person, to:

City of Dixon
Attn: Community Development Department
600 East A St
Dixon, CA 95620

PUBLIC HEARINGS No public hearings on this matter are yet officially scheduled, however it tentatively anticipated that the first public hearing to consider adoption will be before the Planning Commission at their February 13, 2024 meeting.

Separate notice with notification of the date, time, and place of any future public hearings (including the meeting listed as tentative above) on this topic will be provided in compliance with City, State and California Environmental Quality Act (CEQA) requirements.

MORE INFORMATION All information, documents for this project are provided on the City’s project web site at www.cityofdixon.us/zoningupdate.

For any additional questions, please contact **Raffi Boloyan, Community Development Director** at (707) 678-7000 x1114 or rboloyan@cityofdixon.us