

CITY OF DIXON

**DIXON**  
**GROWN**

FROM OUR ROOTS TO OUR FUTURE

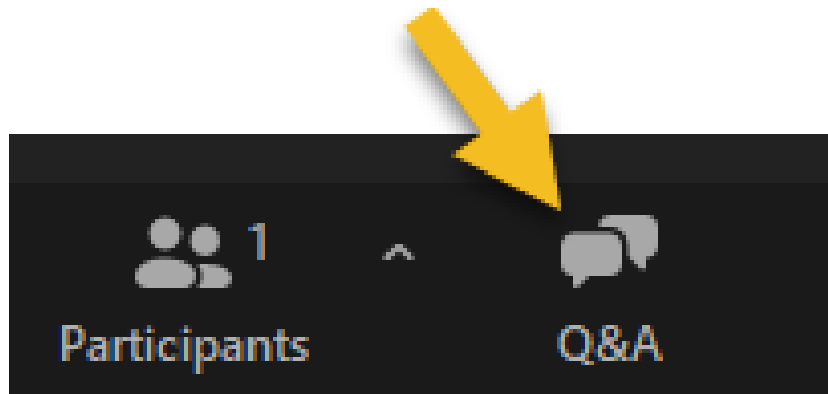
**Community Workshop**





**This is a  
recorded  
meeting.**

# Zoom Q&A

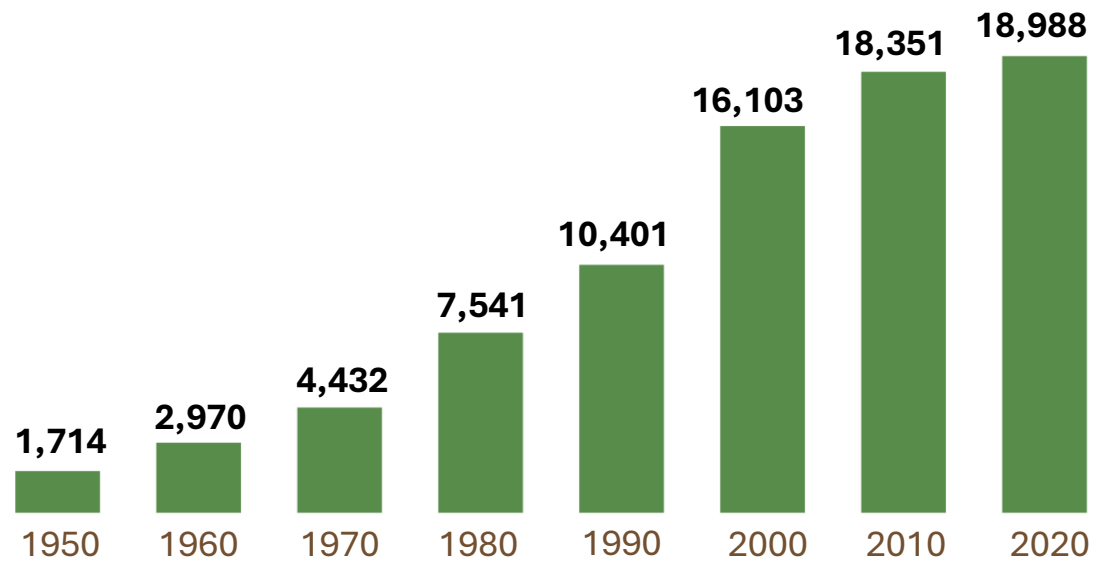


[DixonGrown.com/Feedback](https://DixonGrown.com/Feedback)

# WHAT IS DIXON GROWN?

- City-led initiative to give Dixon residents a voice in shaping the community's future
- Clear, accessible information to better understand local policies and planning
- A hub to learn about key issues like housing, development and community priorities

# DIXON'S DNA



# THE BIG PICTURE

## Key Players in Development Decisions



# THE BIG PICTURE

## Schools & Community Growth

### DUSD (School District)

Determine necessity for new school sites

Plan for, build and operate schools

Manage the funds received by “school impact fees” from developers

As the City updates the General Plan, schools review and provide input on needs

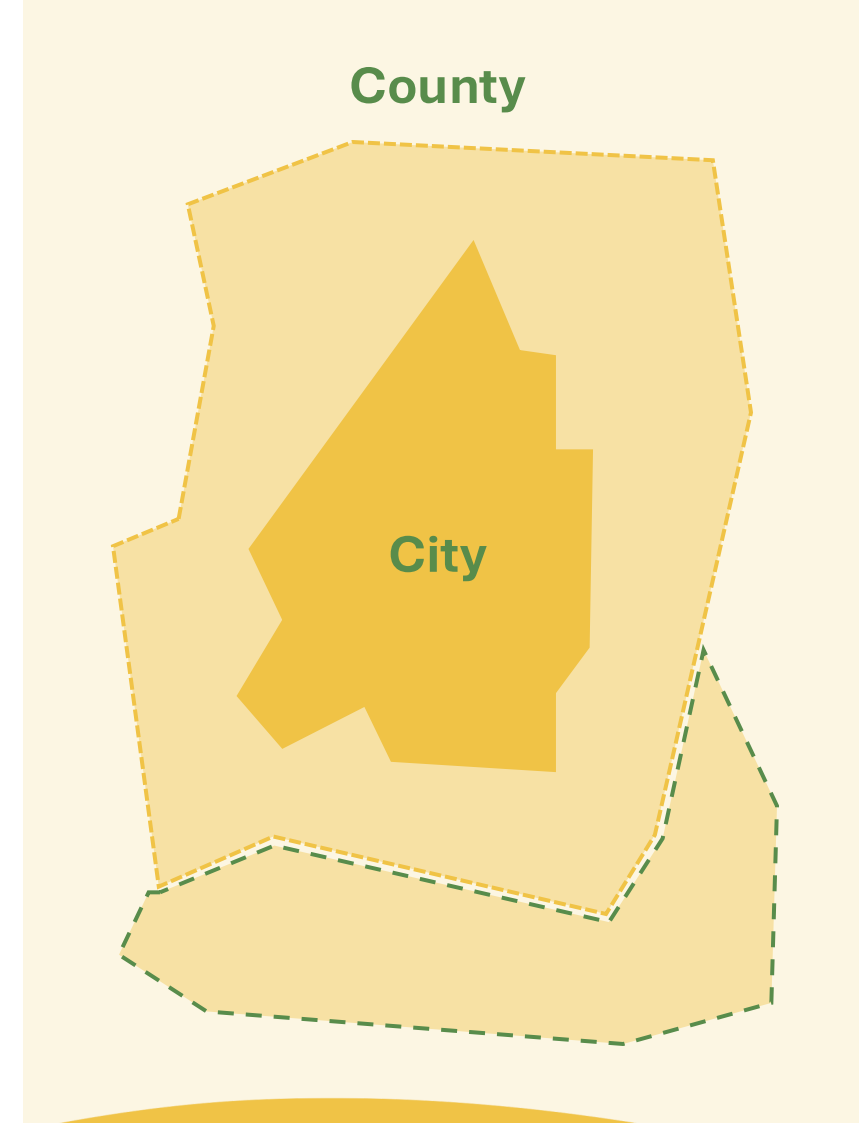
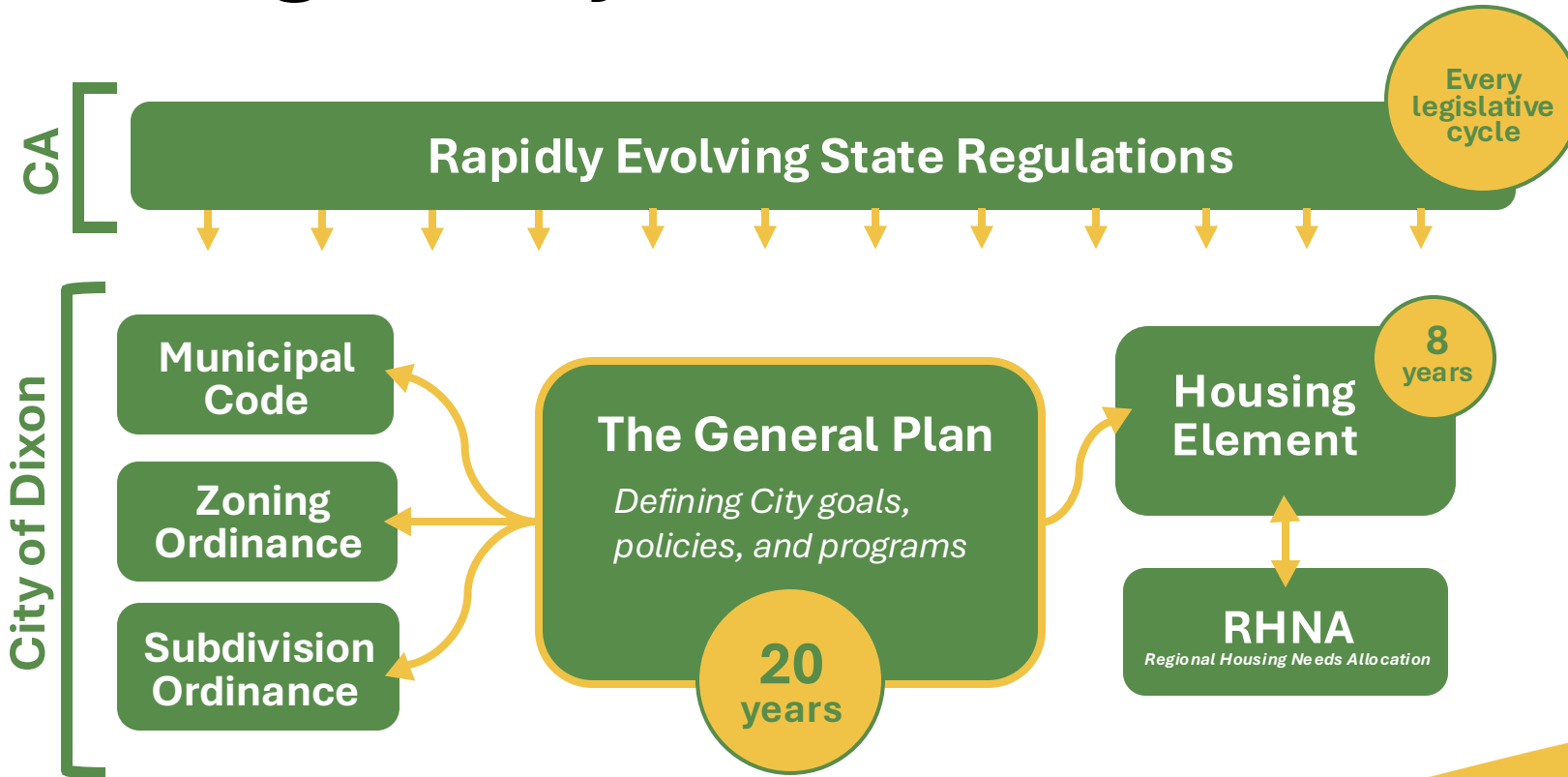
### The City of Dixon

Keep the School District informed of potential new development



# THE BIG PICTURE

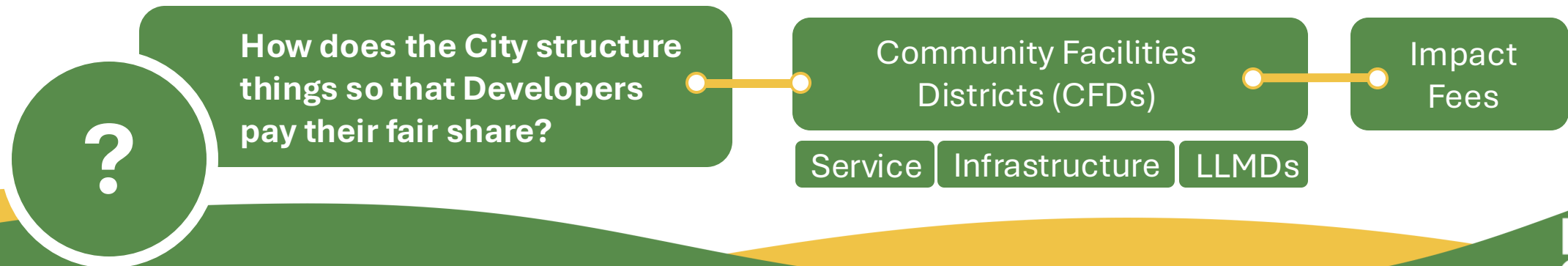
## Regulatory Framework



# The **HOW** of Development

Every city in California is required by law to process all development applications, but their approval is not guaranteed.

General Project Types	Estimated Approval Timeline*	Projects that...
Building Permit Only	2 – 6 months	Already meet zoning standards
Minor Planning Permit & Building Permit	4 – 9 months	Require limited planning review
Major Planning Process & Building Permit	18 – 36 months+ <i>*Varies: Scope of project, # of review cycles</i>	Require public hearings, zoning changes, subdivision maps, and/or environmental review



# The **DECISION-MAKING** Filter

## The Roles



**Developers**  
*'The team'*



**The City**  
*'The referee'*



**The Community**  
*'The league owners'*

- Is it “fiscally neutral”?
- Does it provide public benefit?  
*Ex: new parks, overcrossings, or roads; additional tax base*
- Do the public benefits outweigh any drawbacks? What does the community think is important?
- How does it impact our environment and existing infrastructure? (CEQA)
- How does it impact our managed safety and response? (MSR)

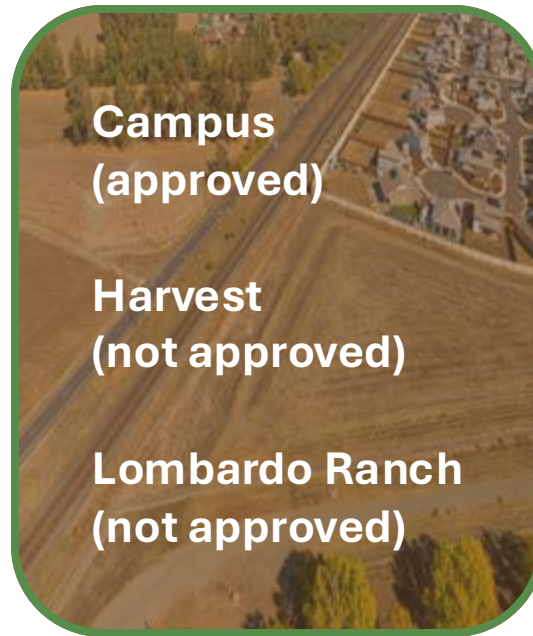


# Project SNAPSHOTS

## *Legacy Projects*



## *Major Pending Projects*



## *Capital Project Wins*



## *Resource Hub*



# COMMUNITY PRIORITIES and Tradeoffs

Same population size  New, diverse businesses

Low-cost housing availability  Limited housing supply

Limited tax base  New community amenities



## *Some realities...*

Costs rising, infrastructure worsening

No control over the growth outside of City boundaries/SOI

No control over the economic market

Requirement to process all development applications by law

Potential loss of local control if City doesn't plan far ahead for State Mandates

## *Key priorities...*



**Delivery of essential services**  
(Police, Fire, road maintenance, water, etc.)  
**Traffic mitigation**

# How you can **CONTRIBUTE**



**Submit  
Q&A**



**Submit  
Feedback  
Form**



**Join  
Workshops**



**Explore  
Resources**

Learn more at [DixonGrown.com](https://DixonGrown.com)



# Workshop SCHEDULE

**Wednesday, April 8**  
10am-12pm

**District 2**  
with Councilmember Bogue

**Dixon Fire Department**  
205 Ford Way

**Thursday, April 9**  
5:30-7:30pm

**District 4**  
with Councilmember Hendershot

**Dixon High School Multi-Purpose Room**  
555 College Way

**Wednesday, April 22**  
5:30-7:30pm

**District 1**  
with Councilmember Ernest

**Gretchen Higgins Elementary Multi-Purpose Room**  
1525 Pembroke Way

**Thursday, April 23**  
5:30-7:30pm

**District 3**  
with Councilmember Johnson

**Tremont Elementary Multi-Purpose Room**  
355 Pheasant Run Drive

**Saturday, April 25**  
10am-12pm

**Citywide**  
with Mayor Bird

**Dixon Senior/Multi-Use Center**  
201 South Fifth Street

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**Thank you!**

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