

M E M O R A N D U M

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To: Raffi Boloyan, Community Development Director, City of Dixon  
Re: Addendum/Correction to Draft General Plan 2040 (Hearing Draft)  
Date: February 23, 2021

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Dear Raffi:

This addendum to the Hearing Draft Dixon 2040 General Plan has been prepared to correct omissions in the Draft posted on the City of Dixon website on February 17, 2021. Specifically, the edits and additions to the Land Use and Community Character Element shown below and referenced in the Final EIR for the Dixon 2040 General Plan were omitted and are hereby incorporated into the Hearing Draft Dixon 2040 General Plan. The updated Hearing Draft has been posted on the City’s web site, and is noted with “Updated February 23, 2021” on the cover page. The Planning Commission will consider this updated Draft Dixon 2040 General Plan, dated February 23, 2021 at a public hearing scheduled for March 9, 2021.

Page	Edit/Correction
3-15	<i>Campus Mixed Use</i>

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 be permitted so long as a mix of uses is developed throughout the CAMU designation. ~~Light industrial uses may include 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. While the CAMU designation is primarily intended to support mixed-use development, single larger employment-based uses on larger parcels may be considered subject to such development agreement providing ongoing revenue.~~ Mixed use can be vertical and/or horizontal. Allowable FAR is 30% to 60% (combined residential and non-residential 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. ~~Much of the Campus Mixed Use designated land in the City consists of larger parcels near, or adjacent to I-80 and SR-113, and the CAMU designation will optimize the role that these areas play as gateways to the City. Consistent with this, the CAMU designation will allow for a flexible range of complimentary uses serving regional travelers and businesses, supported by housing.~~

<b>Page</b>	<b>Edit/Correction</b>
3-26	<p>Capitalizing on proximity to Davis and Sacramento, this General Plan <del>imagines</del> envisions a campus mixed use district within the Northeast Quadrant, intended to foster a new mixed-use employment district with a range of job-generating uses, housing, and easy access to the regional transportation network, including regional bicycle facilities. <del>The mixed use district would apply to the existing and planned commercial and industrial development in the Northeast Quadrant.</del></p> <p><b>NEW PARAGRAPH:</b> The Plan also supports industrial development in the Northeast Quadrant, including logistics, warehousing and advanced manufacturing activities within the portion of the Northeast Quadrant shown on Figure LCC-2 that has been designated a Priority Production Area. In 2017, the Metropolitan Transportation Commission (MTC) initiated a new Priority Production Area (PPA) program intended to strengthen selected clusters of industrial development in the region and support the growth of middle-wage jobs in sectors involving production, distribution, and repair services, including logistics and advanced manufacturing. In September 2019, the City of Dixon nominated a 282-acre area within the Northeast Quadrant as a PPA, and the area was formally designated a PPA by MTC in January 2020.</p>
3-27	<p>Add the following as a new policy LCC-5.6 and renumber subsequent policies:</p> <p><b>LCC-5.6</b> 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.</p>
3-28	<p>Add the following new action as LCC-5.B and renumber subsequent items:</p> <p><b>LCC-5.B</b> Work the Metropolitan Transportation Commission to capitalize on the opportunities afforded by the PPA designation applicable in the Northeast Quadrant.</p>