

**NOTICE OF STUDY SESSION
CAMPUS/DIXON 257 PROJECT**

The City of Dixon Planning Commission will hold a study session open to the public to discuss the following project:

- PROJECT:** **The Campus/Dixon 257 Project - Vacant 260-Acre Site in Northeast Quadrant Specific Plan Area.** The study session will review a proposed project that would consist of a phased, approximately 260-acre mixed-use development that includes the following:
- An approximately 48-acre research and development site with up to 650,000 square feet of research and development uses, known as the Dixon Opportunity Center (DOC), to be located at the east end of the site along Pedrick Road.
 - 2.5 acres of commercial uses are proposed in the southeast corner of the DOC.
 - Approximately 144 acres of low, medium, and high-density residential uses with up to 1,041 units. The high-density residential site would be located contiguous to the DOC. The medium-density and low-density residential uses would be located in the southern portion of the site.
 - The project would also include roads, open space and parks, and an approximately 25-acre detention basin.

The project application proposes an amendment to the Northeast Quadrant Specific Plan (NEQSP); Rezoning of the project site from Professional & Admin Office (PAO-PUD), Neighborhood Commercial (CN-PUD), and Light Industrial (ML-PUD) to Campus Mixed Use Planned Development (CAMU-PD) to be consistent with the General Plan 2040; a Large-Lot Vesting Tentative Subdivision Map; Design Guidelines; and a Development Agreement.

The project site is located generally east of I-80, west of Pedrick Road, and north of Vaughn Road within the City’s NEQSP, and comprises nearly forty percent (40%) of the NEQSP’s total 643+/- acres. The site is bounded by Pedrick Road and Solano County unincorporated agricultural lands to the east, industrial designated lands to the north and south, and lands designated as regional commercial and industrial to the west. The project site was previously known as “Dixon Downs.” The Dixon City Council conducted a similar study session on this same project at a special meeting on February 6, 2024 at 5:00pm.

Consistent with the California Environmental Quality Act (“CEQA”), a Notice of Preparation (NOP) was released on August 30, 2023, for a 30-day review period ending September 29, 2023, informing responsible agencies, other public agencies, and interested parties of the City’s intent to prepare an Environmental Impact Report (EIR). Following the NOP review period, the City has commenced the preparation of a Draft EIR, which is anticipated to be completed and released for a 45-day public review period in Spring 2024. The City will provide notice of the 45-day public review period to inform the public of the availability of the Draft EIR and how to submit comments.

STUDY SESSION DATES & LOCATION: **PLANNING COMMISSION STUDY SESSION: Tuesday, March 12, 2024, at 7:00 p.m.** This **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: You can view the project plans and other studies and application materials on the project page at www.cityofdixon.us/environmentalreviewdocuments under the heading of “Dixon 257/The Campus.” You may also contact **Brian Millar**, Project Planner, by phone at **(530) 902-9218** or by email at bmillar@cityofdixon.us. You may also come to City Hall, 600 East A St., Dixon, CA 95620 to look at the file for the proposed project. The office is open weekdays from 9:00 a.m. to 4:30 p.m. The staff report and agenda documents for the study session will be made available at least 72 hours prior to the meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos>.

WHAT WILL HAPPEN:

The study session scheduled for the project is only intended for Planning Commissioners and members of the public to learn more about the project details; no decisions will be made at the study session. All interested parties are invited to attend the public study session and are welcome to express opinions on the project.

Hearings to consider approval of the project are not yet scheduled. At future dates, the project will be presented to the Planning Commission and then to the City Council at duly-noticed public hearings following completion of a Draft EIR. The Planning Commission will make recommendations on the project to the City Council, who will then consider the proposal at a public hearing before taking action on the project.

PUBLIC COMMENTS:

Prior to 4:30 p.m. on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixon.us or citycouncil@cityofdixon.us, or 2) mailed/dropped off to: City of Dixon, 600 East A St., Dixon, CA 95620 and must be received by 4:30 p.m. on the day of the study session. 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 meeting 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.

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) at least forty-eight (48) hours prior to the meeting.