

NOTICE OF PUBLIC HEARING

The City of Dixon Planning Commission will hold a public hearing to consider the following:

PROJECT: **AMENDMENTS TO NORTHEAST QUADRANT SPECIFIC PLAN RELATED TO A VACANT 37.5 ACRE SITE ALONG PEDRICK RD [DIXON INNOVATION CENTER PROJECT]** - Request for a series of amendments to the Northeast Quadrant Specific Plan (NESP) focused on a 37.5 acre vacant lot zoned General Industrial (IG)– NESP Overlay, which is planned for future industrial development. The applicant has proposed amendments to the NESP which include:

- 1) Amendment to Figure 2-2, Land Use Element, to change the designation from CH (*Highway Commercial), to ML, Light Industrial to be in conformance with the existing Industrial General Plan land use designation and General Industrial – Northeast Quadrant Specific Plan (IG-NESP) zoning, and
- 2) Addition of comprehensive Industrial land use regulations and development standards to Specific Plan for the applicant’s 37.5 acre site.

The project site is located generally southeast of I-80, along the west of Pedrick Road. The site is bounded by Pedrick Road and Solano County unincorporated agricultural lands to the east, agricultural lands to the south (the site of the proposed Dixon 257/The Campus project), and Interstate 80 to the west, and the TEC Equipment warehouse to the north. No development is proposed or included in this action and would be subject to separate consideration and action at a future date. APN: 0111-010-080; Zoning District: General Industrial (IG); PW Fund B Development, LLC, owner, Bret Hogge, Buzz Oates Construction, applicant; File No: PA22-028, SPA22-01

For the proposed amendments to the NESP, an Addendum to the Northeast Quadrant Specific Plan Environmental Impact Report (SCH# 92113073) has been prepared, in compliance with the California Environmental Quality Act (CEQA). Section 15164 of the CEQA Guidelines provides that an Addendum to a previously adopted Environmental Impact Report may be prepared if only minor technical changes or additions to the project are necessary or none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred. Pursuant to CEQA Guidelines sections 15164 and 15162, none of the conditions requiring preparation of a subsequent Environmental Impact Report have occurred, and the project would not result in any new significant impacts not analyzed or considered under the Northeast Quadrant Specific Plan EIR

PUBLIC HEARING DATE & LOCATION: **Tuesday, December 10, 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 , CEQA document and other studies and application materials on the project page at www.cityofdixon.us/environmentalreviewdocuments under the heading of “Dixon Innovation Center.” You may also contact **Brian Millar**, Contract Planner, by phone at **(530) 902-9218** or by email at bmillar@cityofdixonca.gov.

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 public hearing will be made available prior to the meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos>.

WHAT WILL HAPPEN: The Planning Commission will review the proposed project, accept public comments, and provide a recommendation to the City Council, who will consider the project and take action at a future, noticed public hearing. All interested parties are invited to attend the public hearing and are welcome to express opinions 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@cityofdixonca.gov, 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.