

**NOTICE OF PUBLIC HEARING
CAMPUS/DIXON 257 PROJECT**

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

PROJECT: **The Campus/Dixon 257 Project - Vacant 260-Acre Site in Northeast Quadrant Specific Plan Area.** Public hearing to consider a Final EIR and request for Certification of an Environmental Impact Report (EIR) and approval of The Campus mixed-use project (PA23-16). The project is located on an approximately 260 acres vacant site west of Pedrick Road and north of Vaughn Road. The project consists of: 1) a 48-acre Dixon Opportunity Center for up to 660,000 square feet of warehousing, office and related uses, 2) 2.49 acre site for commercial uses, 3) up to 1,041 residential units, consisting of low, medium and high density housing, 4) a 23.03-acre retention drainage basin, 5) roadway improvements on and off site, to create a new Professional Drive, roadways through the project, and widening of Pedrick Rd; and 6) parks, paseos and related infrastructure improvements both on and off site.

Actions to be considered by the Planning Commission for recommendation to the City Council include: 1) Review of Final EIR and certification of EIR, including statement of overriding considerations, 2) Amendments to the Northeast Quadrant Specific Plan (SP23-01), 3) Development Agreement (DA23-01), 4) Planned Development (RZ23-01) Rezoning to establish the land use plan and development standards, 5) Large-Lot Vesting Tentative Map (TM23-01) and Small-Lot Tentative Map (TM24-01) and 6) Design Review to establish design guidelines and review associated site improvements. *General Plan Designation:* Campus Mixed Use (CAMU); *Zoning District:* Campus Mixed Use – Northeast Quadrant Specific Plan Overlay (CAMX-NESP); *Owner(s) and Applicant:* Dixon Venture, LLC; *Assessor’s Parcel Numbers (APN’s):* 0111-040-010, -020, -030, -040, and 0111-080-050.

Consistent with the California Environmental Quality Act (“CEQA”), Draft and Final Environmental Impact Reports (EIRs) have been prepared analyzing the potential for creation of significant environmental impacts related to the project. On May 24, 2024, the City released the Draft EIR (DEIR) for this project (SCH #: 2023080739) for public review and comment. A 45-day public review and comment period was provided for the DEIR, ending on July 9, 2024 at a Planning Commission meeting. Since that time, the City and it’s Environmental Consultant have reviewed and responded to the public comments received on the DEIR and considered revisions to the project since the DEIR.

The Final EIR (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) have been prepared. The FEIR and available for review at www.cityofdixonca.gov/environmentalreviewdocuments under the heading for “The Campus Project/Dixon 257”. Hard copy is also available at Dixon City Hall and Dixon Public Library

Mitigation measures have been identified to reduce identified impacts the levels of impact to less than significant, with the exception of potential impacts related to Agricultural Resources, Air Quality and Transportation which would remain as significant and unavoidable. Therefore, the City will consider a Statement of Overriding Considerations with respect to these potentially significant impacts.

HEARING DATE & LOCATION: The Planning Commission will hold a special meeting to conduct a public hearing on **Wednesday, March 5, 2025, 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 all project plans studies and application materials and environmental documents 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@cityofdixonca.gov.

The staff report and agenda documents for the public hearing will be made available by Tuesday February 25, 2025 at 5pm 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, which will then 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. A separate City Council hearing to consider the project and Planning Commission recommendation will be scheduled following the Planning Commission meeting (tentatively anticipated for March 18, 2025) and separate notice of such meeting will be provided.

PUBLIC COMMENTS:

Prior to 4:30 p.m. on the day of the hearing, written comments can be: 1) emailed to PlanningCommission@cityofdixonca.gov; or 2) mailed/dropped off to: City of Dixon, Attn: Brian Millar, Planning Consultant, 600 East A St., Dixon, CA 95620 and must be received by 4:30 p.m. on the day of the public hearing. Please include "The Campus - Public Comments." In the subject line of any email or letter. 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 hearing at the time and location listed above or participate remotely, to provide comments during the hearing. 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.

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).

Appeals of decisions by the Planning Commission to the City Council shall be made in person at Dixon City Hall by completing the appeal application and submitting the required fee, within 10 calendar days of a decision (Dixon Municipal Code Sections 17.01.050 or 18.40).

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 48 hours prior to the meeting.