



AGENDA

SPECIAL MEETING OF THE DIXON CITY COUNCIL

STUDY SESSION

February 6, 2024

**CITY OF DIXON
600 EAST A STREET
COUNCIL CHAMBERS
5:00 P.M.**

NOTICE TO PUBLIC

GENERAL NOTES

- The City of Dixon is committed to provide full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The Council Chambers is accessible to individuals in wheelchairs and special hearing assistance devices are provided upon request.
- The City does not produce a verbatim transcription of its proceedings. Anyone who desires a verbatim record of this meeting should call the City Clerk/Recording Secretary in advance of the meeting to discuss acceptable methods of and arrangements for transcription. Such arrangements will be at the sole expense of the individual requesting the record. All meetings are video recorded. DVD copies are available at the Dixon Public Library and at City Hall following the meeting, and meetings are viewable on-line on the City's website at www.cityofdixon.us.
- City Council and Commission agenda packets, including all public documents relating to the open meeting and provided to the City Council/Commission, are available for review or copying at City Hall, 600 East A Street, Dixon. A copy is also located at the entrance to the Council Chambers during the meeting, at the Dixon Public Library, 230 North First Street, Dixon, and the Agenda packet is posted on-line on the City's website at www.cityofdixon.us.
- Regular City Council and Commission meetings are broadcast live on Cable Television Channel 20 - Government Channel. The meetings can also be viewed live through the City's website at www.cityofdixon.us by selecting "View City Meetings and Agendas".

SPEAKER/COMMENT CARDS

At each meeting, the public has the opportunity to address the City Council/Commission on items appearing on the agenda and items not appearing on the agenda, but within the purview of the City Council/Commission.

Persons wishing to address the City Council/Commission (whether on an item listed on the agenda or on a matter not listed on the agenda) are requested to fill out a green “Speaker Card”, but are not required to do so.

Persons wishing to comment on an item but not wishing to speak before the City Council/Commission may complete a yellow “Comment Card”. Both cards are on the table inside the Council Chambers entrance doors. The Mayor/Chair will read Comment Cards for the record.

PLEASE SUBMIT COMPLETED CARDS TO THE CITY CLERK BEFORE THE ITEM IS CALLED, PREFERABLY BEFORE THE MEETING BEGINS.

AUDIENCE/PUBLIC COMMENT PERIOD (Items not on the Agenda)

The City Council/Commission sets time aside for Audience/Public Comment items not on the agenda but pertaining to the City of Dixon or any other body comprised of or including City Councilmembers or Commissioners. City Council Guidelines limit speaker comments to three (3) minutes. The Mayor/Chair may poll the City Council/Commission or extend the time as necessary.

Please note that State law prohibits the City Council/Commission from either discussion or taking action at this meeting on any matter(s) not listed on the agenda even when raised during the Audience/Public Comment period.

Persons wishing to address the City Council/Commission are requested to fill out and present a green “Speaker Card” to the City Clerk/Recording Secretary, but are not required to do so.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearing items listed on the agenda will be heard when the public hearing is opened, except for public hearing items previously heard and closed to public comment. City Council Guidelines limit each speaker to three (3) minutes. The Mayor/Chair may poll the City Council/Commission or may extend the time as necessary.

After the public has commented, the item is closed to further public comment and brought to the Council/Agency/Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency/Commission. No public hearing will commence after 10:00 p.m. unless approved by the majority of the City Council/Commission.

City Council and City Treasurer Telephone Number:	(707) 678-7000
Mayor Steven Bird	Voice Mailbox 1201
Vice Mayor Don Hendershot	Voice Mailbox 1206
Councilmember Thom Bogue	Voice Mailbox 1203
Councilmember Jim Ernest	Voice Mailbox 1205
Councilmember Kevin Johnson	Voice Mailbox 1207
City Treasurer James P. Ward Jr.	Voice Mailbox 1208
Elected City Clerk Kristin M. Janisch	Voice Mail box 1202
Website: www.cityofdixon.us	E-mail: cityhall@cityofdixon.us



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THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://us02web.zoom.us/j/9886211137?pwd=R2dxZ3RkbU9SQXdIUUVIRkc0QlQwZz09&omn=86729645239> AND VIA TELECONFERENCE BY CALLING (669) 900-9128, MEETING ID: 988 621 1137, PASSCODE: 604754 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. TO SPEAK DURING PUBLIC COMMENT VIA VIDEO CONFERENCING CLICK ON "RAISE HAND", VIA TELECONFERENCE PRESS *9.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CONFLICT OF INTEREST**
- 5. APPROVAL OF AGENDA**
- 6. PUBLIC COMMENT (NON-AGENDA ITEMS)**
- 7. NEW BUSINESS**

- 7.1 The Campus/Dixon 257 Project - Vacant 260-Acre Site in the 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 in the Northeast Quadrant Specific Plan. The project site is generally located east of I-80, west of Pedrick Road, and north of Vaughn Road, and comprises nearly forty percent (40%) of the Specific Plan's total 643 acres. The following project components are proposed:
 - An approximately 48-acre site with up to 650,000 square feet of research and development uses, known as the Dixon Opportunity Center (DOC).
 - 2.5 acres of commercial uses.
 - Approximately 144 acres of low, medium, and high-density residential uses, up to 1,041 units.
 - Roadways, open space and parks, and an approximately 25-acre detention basin.

The project application may include a Specific Plan amendment, Rezoning of the project site, Tentative Subdivision Map, Design Guidelines, and a Development Agreement.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Jim Lindley, City Manager

Prepared By: Raffi Boloyan, Community Development Director

Brian Miller, Contract Planner

Presented By: Raffi Boloyan, Community Development Director

Brian Miller, Contract Planner

[7.1 PDF](#)

8. **ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on February 6, 2024.

ADDITIONAL CITY INFORMATION

Members of the public can:

Like us on Facebook (www.facebook.com/CityofDixonCA)

Follow us on Twitter (www.twitter.com/cityofdixonca)

Sign up to receive City Communications via email (www.ci.dixon.ca.us/list.asp?mode=de)

I, Kristin M. Janisch, Elected City Clerk do hereby certify that I have created a true copy of the above notice and agenda to be delivered to each of the members of the Dixon City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 600 East A St, Dixon, CA at 5:00 pm., Friday, February 2, 2024.

Dated: Friday, February 2, 2024

Elected City Clerk