



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
JULY 9, 2024
600 EAST A STREET
COUNCIL CHAMBERS
7:00 P.M.

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=R2dxZ3RkbU9SQXdIUUVlRkc0QlQwZz09&omn=81870694972> 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. **CORRESPONDENCE**
5. **AUDIENCE/PUBLIC COMMENT (NON-AGENDA ITEMS)**
6. **APPROVAL OF AGENDA**
7. **PRESENTATIONS**
8. **CONSENT CALENDAR** *(All matters listed under the Consent Calendar are considered by the Commission to be routine and will be acted upon in a single motion. There will not be separate discussions of these items unless a request is made prior to the time the Commission considers the motion to adopt.)*
 - 8.1 Approve the Minutes from the June 11, 2024, Regular Planning Commission meeting.
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Raffi Boloyan, Community Development Director
Prepared By: Brandi Alexander, Deputy Clerk

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9. **PUBLIC HEARINGS**

9.1 Public hearing to accept any oral comments on the Draft Environmental Impact Report (DEIR) (SCH# 2023080739) prepared for The Campus Mixed use project on approximately 260 acres, extending south of Pedrick Rd and north of Vaughn Rd. The DEIR was released for a 45 day public review period, commencing on May 24, 2024 and ending on July 9, 2024. Assessor's Parcel Numbers (APN's) 0111-040-010, -020, -030, -040, and 0111-080-050; Owner/Applicant: Dixon Venture, LLC; General Plan Designation: Campus Mixed Use (CAMU), Zoning: Campus Mixed Use - Northeast Specific Plan Overlay (CAMX-NESP);
Recommendation: 1) Accept public comments on the Draft Environmental Impact Report (DEIR); and 2) Direct staff to prepare a Final Environmental Impact Report (FEIR), inclusive of a comprehensive Response to Comments, and any necessary revisions to the DEIR.
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Raffi Boloyan, Community Development Director
Prepared By: Brian Millar, Contract Planner
Presented By: Brian Millar, Contract Planner and
Christina Erwin, CEQA Consultant

[9.1 PDF](#)

[9.1 MEMO](#)

[9.1 MEMO #2](#)

10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

11.1 **Election of Planning Commission Officers** - Election of Chair and Vice Chair for Planning Commission for 2024-25 (Fiscal Year 2025).
Recommendation: By Minute Action, Select Chair and Vice Chair for the City of Dixon Planning Commission for the Fiscal Year (FY) 2024-25.
Item Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Raffi Boloyan, Community Development Director
Prepared By: Brandi Alexander, Deputy Clerk
Presented By: Raffi Boloyan, Community Development Director

[11.1 PDF](#)

12. **ITEMS FROM THE PLANNING COMMISSION**

13. **ITEMS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

14. **ADJOURNMENT**

Adjournment to the next regular meeting of August 13, 2024.

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Decisions of the Planning Commission are subject to appeal per Dixon Municipal Code (DMC) Section 17.01.050 (Subdivision Ordinance related actions) or Section 18.40 (Zoning Ordinance related actions). Any party aggrieved or affected by a decision made by the Planning Commission may file an appeal within ten (10) calendar days after the decision, using the appeal form available at City Hall or on the City's web site. To file an appeal, complete the form and submit with the appropriate filing fee to the City Clerk, City of Dixon, 600 East A Street, Dixon, CA 95620, no later than ten (10) calendar days after the date of the Planning Commission action. Please refer to the Master Fee schedule for the current filing fees. No postmarks will be accepted.

If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Commission meeting, or in written correspondence delivered at, or prior to, the Commission meeting. Actions challenging the City's decisions are generally subject to short time limitations contained in Public Resources Code Section 21167, Code of Civil Procedures, Section 1094.8, and/or Code of Civil Procedures Section 1094.6. For specific details, you may wish to consult an attorney.

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The Planning Commission agenda packets, including all public documents relating to this open meeting and provided to the Planning Commission, are available for review or copying at City Hall, 600 East A Street. Agenda packets are also available for review at the Dixon Public Library, 230 North First Street.

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www.CityofDixon.us

[Email: PlanningCommission@CityofDixon.us](mailto:PlanningCommission@CityofDixon.us)

