



AGENDA
SPECIAL MEETING OF THE
DIXON CITY COUNCIL

STUDY SESSION

January 21, 2025

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 providing full access to these proceedings. Individuals with special needs may call 678-7000 (voice) or 678-1489 (TTY). The Council Chamber 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.cityofdixonca.gov.
- 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.cityofdixonca.gov.
- 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.cityofdixonca.gov 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 Thom Bogue	Voice Mailbox 1203
Councilmember Jim Ernest	Voice Mailbox 1205
Councilmember Don Hendershot	Voice Mailbox 1206
Councilmember Kevin Johnson	Voice Mailbox 1207
City Treasurer Simon A. LeBleu	Voice Mailbox 1208
Elected City Clerk Kristin M. Janisch	Voice Mailbox 1202
Website: www.cityofdixonca.gov	E-mail: cityhall@cityofdixonca.gov



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COUNCIL CHAMBERS
5:00 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=R2dxZ3RkbU9SQXdIUVRkc0QlQwZz09&omn=81400959937> 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 Harvest at Dixon – Study Session of an application that includes application for a General Plan update, Pre-Zoning, Annexation, Design Review, and Development Agreement for the proposed project area, located southeast of Dixon. The land is currently outside the City limits and City sphere of influence and would require Solano County Local Agency Formation Commission (LAFCo) approval to be annexed into the City.

The project proposes a new, approximately 836.62-acre Master Planned Community consisting of 239.6 acres of low density residential development, approximately 291.9 acres of medium density residential development, approximately 47.7 acres of mixed use development, approximately 15.6 acres of public facilities (i.e., potential elementary school/ church/ daycare/ community center), approximately 140.8 acres of parks and open space, and approximately 101.02 acres of roadways; APN's: 0112-040-030, 0112-040-040, 0112-040-060, 0112-040-140,

0112-040-160, 0112-040-170, 0112-080-030, 0116-020-050; Zoning District: Not Applicable; Karlshoej and LJP Dixon Development (LJP), owners, LJP Dixon, applicant; File No's: PLAPP24-0117, GPA24-0122, PDZR24-0119, ANNX24-0118, DR24-0123, DA24-0120

The Harvest project master plan area also includes City-owned and operated Drainage Basin C (approximately 40.0 acres). Development activity is proposed to begin near Parkway Boulevard and proceed southerly as buildout occurs. These developments include building parks, a retail center, and a majority of the backbone infrastructure required by the project in the initial phases of development. It is expected that project buildout will be completed in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 6,000 homes, developed at a projected rate of 300 homes per year over approximately 20 to 25 years.

[7.1 PDF](#)

Initiated By: Raffi Boloyan, Community Development Director
Authorized By: Jim Lindley, City Manager
Prepared By: Steve Peterson, Contract Planner
Presented By: Steve Peterson, Contract Planner

8. **ADJOURNMENT**

Adjourn to the Regular Meeting of the Dixon City Council on January 21, 2025.

ADDITIONAL CITY INFORMATION

Members of the public can:

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

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

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., Wednesday, January 15, 2025.

Dated: Wednesday, January 15, 2025

Elected City Clerk