



AGENDA
REGULAR MEETING OF THE
DIXON PLANNING COMMISSION
APRIL 14, 2026
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=R2dxZ3RkbU9SQXdiUVIIRkc0QlQwZz09&omn=81938375053> 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**
None.
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 March 10, 2026, 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 **The Campus/Dixon 257 Project - Vacant 260-Acre Site in Northeast Quadrant Specific Plan Area.** Consideration of an Ordinance for the 1st amendment to the Development Agreement for “The Campus” project, to consider changes to milestones related to construction of the municipal well. The Planning Commission will consider the 1st amendment and provide their recommendation to the City Council, which will consider the request for final action at a future, separately noticed, public hearing. No changes are proposed to the project itself, except for the milestones and timing of construction of the proposed water well. *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.

Item Recommended Action(s): Adopt a Resolution recommending to the City Council adoption of an Ordinance for Development Agreement Amendment #1 for the Campus Project.

Item Initiated By: Raffi Boloyan, Community Development Director

Authorized By: Raffi Boloyan, Community Development Director

Prepared By: Raffi Boloyan, Community Development Director
Douglas White, City Attorney

Presented By: Raffi Boloyan, Community Development Director

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10. **UNFINISHED BUSINESS**

None.

11. **NEW BUSINESS**

None.

12. **ITEMS FROM THE PLANNING COMMISSION**

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

14. **ADJOURNMENT**

Adjournment to the next regular meeting of May 12, 2026.

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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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