

**NOTICE OF STUDY SESSIONS
OF THE DIXON CITY COUNCIL AND PLANNING COMMISSION**

The Dixon Planning Commission and City Council will hold separate hybrid **STUDY SESSIONS** to receive an introduction to and provide feedback on the following project:

<p>PROJECT:</p>	<p>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.</p> <p>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 10102 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, ANN24-0118, DR24-0123, DA24-0120</p> <p>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.</p>
<p>MEETING DATE</p>	<p>The Planning Commission and City Council will hold separate study sessions, prior to their regular meetings on the following dates/times:</p> <p style="text-align: center;"><u>Planning Commission</u> - Tuesday, January 14, 2025, from 5pm-7pm <u>City Council</u> - Tuesday, January 21, 2025, from 5pm-7pm</p>
<p>MEETING LOCATION:</p>	<p>Both meetings will be held at Dixon City Hall, City Council Chambers, 600 East A St, Dixon, CA 95620.</p> <p>These meetings will be physically open to the public. All members of the public may participate in the meetings 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.</p>
<p>MORE INFORMATION</p>	<p>Contact Steve Peterson, Contract Planner at (916) 306-5209 or speterson@cityofdixon.us You can also view the project materials received to date on the City website at www.cityofdixonca.gov/harvestatdixon. You can also view the staff report that will be prepared for this item 72 hours before each meeting at https://www.cityofdixon.us/MeetingAgendasMinutesVideos.</p>

<p>WHAT WILL HAPPEN:</p>	<p>These meetings are <u>study sessions</u> to allow the Planning Commission and City Council to receive an introduction to the project and discuss and explore the above new application. There will be no decisions or official action made at these meetings. The study sessions will allow the Planning Commission and City Council an opportunity to be introduced to the applications that have been filed, ask questions, and provide preliminary high-level comments. The study sessions are public meetings, and the public is invited to attend to observe and provide any preliminary input.</p> <p>All interested parties are invited to attend the public hearing, in person or remotely to learn about the application and express any opinions. The meetings will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.</p>
<p>PUBLIC COMMENTS:</p>	<p>Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixonca.gov or CityCouncil@cityofdixonca.gov or; 2) mailed/dropped off to: City of Dixon, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the City Council and will become part of the official record, but will not be read aloud at the meeting</p> <p>You may also attend the public hearing at the time and location listed above <u>or</u> participate remotely, to provide comments during the meeting. To speak or provide comments <u>remotely</u> during public comment period, you may: 1) via video conferencing click on “raise hand,” or 2) via teleconference press *9.</p>

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)).

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) (TTY) at least 48 hours prior to the meeting.