

November 2024

## DIXON INNOVATION CENTER PROJECT DESCRIPTION

The Dixon Innovation Center will be an industrial business park that will be a much-needed catalyst for development for the Northeast Quadrant Specific Plan (NEQSP) and will realize the decades old plan to bring needed city utilities to the area. This application is the first phase that will put the Dixon Innovation Center in a position to attract quality businesses that will generate employment opportunities for the city.

**Site:** The project site, APN 0111-010-080, is 37.57 acres and is approximately ¼ mile south of the Pedrick Road/I-80 intersection, in the City of Dixon. The site is undeveloped land directly south of TEC Equipment, bound by Pedrick Road and agricultural land to the east, undeveloped land to the south, and interstate 80 to the west.

**Application:** The Dixon Innovation Center application includes a Specific Plan Amendment that will be supported by utility studies, biological, cultural, and traffic reports, and a CEQA document. The Dixon Innovation Center is not proposing any buildings currently with this application. A Site Review and Design Review application will be required prior to any building on the site.

The site is currently zoned General Industrial, with a General Plan designation of Industrial. The Northeast Quadrant Specific Plan (NEQSP) will be amended to be consistent with the General Plan and Zoning Ordinance.

**Access and Circulation:** The site is currently served by Pedrick Road on the site's eastern boundary. As identified in the amended NEQSP, Professional Drive, a future 4-lane arterial, will be located along the site's southern boundary. Pedrick Road will also be widened to a 4-lane arterial. The Dixon Innovation Center proposes to construct the northern half of Professional Drive and the western half of Pedrick Road widening adjacent to the site's east and south boundary.

**Drainage:** The NEQSP amendment includes a conceptual drainage solution with a basin in the Campus Mixed Use (CMU) property to the south. If this proposed basin is approved by the city and operational, then the project will utilize this basin. If the CMU basin is not available when construction on the project starts, then the project proposes an onsite basin as shown in the drainage plan submitted with the application. The project will also participate in the approved drainage solution to transmit the non-NEQSP up-shed drainage which flows through the NEQSP and may include a drainage channel on the project site adjacent to I-80.

**Wastewater:** Wastewater service will be constructed with the first phase of development with new wastewater lines in Professional Drive, connecting to existing wastewater lines in Vaughn Road. The proposed NEQSP amendment includes modifications to the wastewater collection system to better serve this area. The Dixon Innovation Center site has participated in the North First Street Assessment District

and was assessed for the sewer oversizing from Vaughn Road to Hall Park. A wastewater alignment to serve the site is located within Professional Drive extends from Vaughn Road to Pedrick Road. The existing sewer trunk line will convey flows from Vaughn Road to the City's Wastewater Treatment Plant south of town. Sewer depths will vary from 20 feet to 8 feet. A sewer lift station will be located on the western side of the site on Professional Drive.

**Water:** Domestic water service will be constructed with the first phase of development with new water lines in Professional Drive and Pedrick Road. The project will connect to the existing city water in Vaughn Road and extend the water distribution system in Professional Drive to the northern property boundary in Pedrick Road. The project is estimated to have an Average Water Demand of 57 acre-feet per year with a Peak Hour Demand of 0.168 mgd. A new municipal water well (1,500 gpm) and future tank site (1.58 acres) is proposed south of the project site adjacent to Professional Drive.

**Project Phasing:** Project construction will be phased and is anticipated to be completed within 6 to 10 years. Each phase of development will include construction of buildings, as well as all related on-site improvements including the associated parking areas, circulation, stormwater features, and landscaping. The initial phase will construct the following off-site improvements, unless previously constructed by others:

- Widening of the west side of Pedrick Road adjacent to the site.
- Construction of the north half of Professional Drive adjacent to the south side of the site.
- Construct sewer from Vaughn Road to the project site along Profession Drive.
- Construct sewer lift station if the initial phase includes buildings on the eastern half of the project site.
- Construction of an onsite retention basin, or connection to a municipal basin if constructed.
- Construction of a 1,500-gpm municipal well.
- Extend water lines from Vaughn Road to the well site and to the project along Professional Drive to Pedrick Road.

A secondary off-site phase will include the construction of a sewer lift station if not required with the initial phase.

**Landscaping:** The project will be fully landscaped using plants appropriate for and indigenous to Solano County. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries.