



Planning Commission Staff Report

DATE: March 12, 2024

ITEM INITIATED BY: Raffi Boloyan, Community Development Director

ITEM AUTHORIZED BY: Raffi Boloyan, Community Development Director

PREPARED BY: Brian Millar, Contract Planner

SUBJECT [THE CAMPUS/DIXON 257] - STUDY SESSION ON THE CAMPUS MIXED USE PROJECT ON APPROXIMATELY 260 ACRES, EXTENDING SOUTH OF PEDRICK ROAD AND NORTH OF VAUGHAN ROAD. ASSESSOR'S PARCEL NUMBERS (APNS) 0111-040-010, -020, -030, -040, AND 0111-080-050; ZONING: PROFESSIONAL & ADMIN OFFICE (PAO-PUD), NEIGHBORHOOD COMMERCIAL (CN-PUD), AND LIGHT INDUSTRIAL (ML-PUD); GENERAL PLAN DESIGNATION: CORRIDOR MIXED USE (CMU); LOCATED WITHIN THE NORTHEAST QUADRANT SPECIFIC PLAN

RECOMMENDATION

Staff recommends the Planning Commission conduct the Study Session, for The Campus project, accepting public comments, and providing any questions, and/or non-binding feedback on the project.

PURPOSE OF STUDY SESSION

The purpose of this Study Session is to provide the Planning Commission and public an opportunity, early in the application process, to gain an understanding of a pending application, ask questions and provide preliminary, non-binding comments on the direction of the project.

As this is only a Study Session, there would be no action taken on the project. Input received from the Planning Commission can help guide staff and the applicant in addressing key issues, concerns or questions as project processing continues. A similar Study Session was held with the City Council at their February 6, 2024, meeting, summarized below.

AS the project progresses through the application process, there will be noticed public hearings before the Planning Commission, first on the Draft EIR (anticipated in Spring 2024), the then while considering the project applications and Final EIR (anticipated in Fall 2024). At that point, the Commission will serve as an advisory role and make their recommendation on the project

entitlements and EIR to the City Council and then the Council will consider and take action on the proposal.

BACKGROUND

Site Conditions/Setting:

The Campus project site is located within the City's Northeast Quadrant Specific Plan (NEQSP) and comprises nearly 40 percent of the NEQSP's total of approximately 643 acres. The project site is located on the eastern edge of the NEQSP adjacent to Pedrick Road. The project site is comprised of APNs 0111-040-010, -020, -030, -040, and 0111-080-050. The site is bounded by Pedrick Road with Solano County unincorporated Agricultural lands to the east, by Industrial designated lands to the north and south, and lands designated as Regional Commercial and Industrial to the west, as shown in Attachment 1.

The project site currently is vacant/undeveloped and mostly comprised of farmland, most recently farmed in row crops. Irrigation canals are located throughout the property. An irrigation water well is located near the southwesterly corner of the property.

The project site is currently Zoned as Professional & Admin Office (PAO-PUD), Neighborhood Commercial (CN-PUD), and Light Industrial (ML-PUD), and has a General Plan land use designation of CAMU. See Attachments 3 and 4.

On May 18, 2021, the City of Dixon adopted *Dixon General Plan 2040*, a complete update to the City's General Plan. That update process commenced in 2007, but stalled multiple times over the years, and was ultimately adopted in 2021. As part of the recently adopted *General Plan 2040*, the General Plan Land Use Designation for the subject site was changed from "Light Industrial" to the current designation of "Campus Mixed Use."

Entitlement History:

The project site is part of the 643- acre Northeast Quadrant Specific Plan (NEQSP). The NEQSP was initially adopted in 1995, and development in the NEQSP has been occurring primarily along the south and west sides of Plan area in the last 10-15 years, including development of the Walmart, commercial uses along N 1st St, and a GE warehouse to the west of this site. To the north of the subject site, the TEC equipment project was approved in 2017 and later constructed.

The site of this Campus project was the subject of an application for the Dixon Downs racetrack and entertainment proposal in 2006; That project was approved by the City, but later overturned by Dixon voters in a referendum action in April 2007.

In recent months, an application was filed for Rezoning and Specific Plan amendment of a 37-acre vacant site immediately to the north, of The Campus site, fronting Pedrick Road for a project that is known as Dixon Innovation Center. This project is still in completeness review. For that application, no specific development is proposed with the current application, only Rezoning and Specific Plan amendment to update the Zoning and Specific Plan to be consistent with the recently adopted General Plan 2040 land use designation of "Industrial" for that site.

PROJECT DESCRIPTION

The applicant, Morton & Pitalo, Inc., on behalf of property owner Dixon Venture, LLC, has filed formal applications for a proposed mixed-use development (“The Campus”) of approximately 257 acres.

This was the subject of a Pre-Application to the City in 2021 at which time staff provided preliminary comments on the pre application. The formal application package includes the following: Planning Application (PA23-16), Rezoning (RZ23-01), Specific Plan Amendment (SP23-01), Tentative Map (TM23-01), and a Development Agreement. Also noted is that the project has undergone several design changes in response to City staff comments on the pre application, including to provision of a variety of housing types and densities, internal access and pedestrian/bicycle mobility, and location and sizes of parks.

A complete project description is included as Attachment 2. The Campus proposal continues to propose a mixed-use development concept, and includes:

- 47-acre technical campus with approximately 660,000 sq ft of building space at the west end of the site along Pedrick Road and would be called Dixon Opportunity Center
- Within the technical campus would be 2 acres of commercial uses.
- The project’s entire residential count would be up to 1,041 units, consisting of:
 - 10 acres of high-density residential housing, with up to 225 residential units, would be located adjacent to the technical campus.
 - 142 acres of low-to medium density residential housing, with up to 816 residential units, would be located in the south portion of the project site.
- Parks and paseos
- Storm drainage detention basin
- Well/tank site
- Related improvements and infrastructure.

The project is expected to be developed pursuant to a phasing plan, with project build-out occurring over many years.

Requested Entitlements:

The Campus project includes the following proposed entitlement applications to the City, requiring Planning Commission review with final action by the City Council:

- Amendment of the NEQSP. This would include addition of new development criteria and standards for the project’s proposed low-, medium- and high-density residential uses; design guidelines; infrastructure (water, sewer and storm drainage) and circulation details. The draft edits to the NESP are provided as a resource with links to the document at the end of this report.
- Rezoning of the project site from Professional & Admin Office (PAO-PUD), Neighborhood Commercial (CN-PUD), and Light Industrial (ML-PUD) to Campus Mixed Use Planned Development (CAMU-PD), consistent with the City’s recently adopted 2040 General Plan (Attachment 4).
- Municipal Code updates related to the proposed Planned Development (Attachment 5).
- Large-Lot Vesting Tentative Subdivision Map for creation of larger lots for the Tech Park, Commercial, Residential, Parks and Drainage Basin; the lower-density Residential master lots would be subsequently further subdivided (Attachment 10).

- Establish Planned Development standards; and
- Development Agreement.

If the project is ultimately approved by City Council, additional future entitlements and City approvals would be required, including:

- Additional Tentative Maps to further subdivide the project site (including for single-family residential lots);
- Subdivision Improvement Plans;
- Park Improvement Plans;
- Design review for each residential village area and all non-residential buildings.
- Building Permits for all new structures

Land Use and Project Description Details:

The below table describes the preliminary land use summary, with each of the uses further described below.

PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du)		CAMU LAND USE
				DENSITY (du/ac)	DUs (units)	
RESIDENTIAL						
VILLAGE 1	CAMU	CAMU-PD	27.90	4.6	128	LDR
VILLAGE 2	CAMU	CAMU-PD	18.05	5.3	95	LDR
VILLAGE 3	CAMU	CAMU-PD	11.23	8.7	98	MDR
VILLAGE 4	CAMU	CAMU-PD	6.46	9.3	60	MDR
VILLAGE 5	CAMU	CAMU-PD	15.80	7.6	120	MDR
VILLAGE 6	CAMU	CAMU-PD	18.80	6.9	130	LDR
VILLAGE 7	CAMU	CAMU-PD	18.89	5.1	96	LDR
VILLAGE 8	CAMU	CAMU-PD	15.60	5.7	89	LDR
VILLAGE 9	CAMU	CAMU-PD	11.54	19.5	225	HDR
Residential Total:						
			144.27	7.2	1,041	
COMMERCIAL AND EMPLOYMENT USES						
SERVICE COMMERCIAL						
VILLAGE 11	CAMU	CAMU-PD	2.49			CC
Sub-Total:						
			2.49			
LIGHT INDUSTRIAL (TECH CAMPUS / BUSINESS PARK)						
VILLAGE 12	CAMU	CAMU-PD	47.87			T/BP-LI
Sub-Total:						
			47.87			
Commercial and Employment Total:						
			50.36			

PARKS, OPEN SPACE & PUBLIC USES						
PARKS AND OPEN SPACE						
VILLAGE 14	CAMU	CAMU-PD	2.36			P/R
VILLAGE 15	CAMU	CAMU-PD	1.64			P/R (Paseo)
VILLAGE 16	CAMU	CAMU-PD	1.58			P/R (Paseo)
VILLAGE 17	CAMU	CAMU-PD	1.42			P/R (Paseo)
VILLAGE 18	CAMU	CAMU-PD	1.42			P/R (Paseo)
VILLAGE 19	CAMU	CAMU-PD	5.00			P/R
Parks and Open Space Total:						
			8.42			
PUBLIC						
VILLAGE 10 (Detention Pond)	CAMU	CAMU-PD	25.14			P/QP
VILLAGE 13 (Well Site)	CAMU	CAMU-PD	1.58			P/QP
VILLAGE 20 (Drainage Channel)	CAMU	CAMU-PD	1.18			P/QP
Public / Quasi-Public Total:						
			27.90			
ROADS / R.O.W.						
		CAMU-PD	23.66			
TOTAL						
Campus Center Total:						
			254.61			

Tech Campus:

The 47.87-acre Tech Campus would be an employment area developed to accommodate technology, business park, and light industrial uses. Approximately 660,000 square feet (sf) could be developed within the Tech Campus. The intent of this area is to foster new mixed-use employment districts with a range of job-generating and other tax revenue generating uses.

Clusters of related light industrial, manufacturing, office, and research and development uses are envisioned. Large and small scale industrial, manufacturing, distributing and heavy commercial uses, such as food processing, fabricating, motor vehicle service and repair, truck yards and terminals, warehousing and storage uses, wholesale uses, construction supplies, building material facilities, offices, and other related uses could be developed as these critical uses grow within Dixon.

Residential Uses:

A total of nine villages are planned to accommodate low-, medium-, and high-density residential uses. Residential uses would be sited in the southern portion of the project site. Up to 1,041 market-rate residential units are planned in this project.

Five villages – Villages 1, 2, 6, 7, and 8 – would be designated for low density residential uses, with density ranges between 4.6 dwelling units per acre (du/ac) and 5.8 du/ac. Low-density residential units would be typical single-family detached units with varying lot and product sizes, totaling 538 units.

Three villages – Villages 3, 4, and 5 – would be designated for medium density residential (MDR) uses. Units in those villages would range in density from 7.0 du/ac to 9.8 du/ac, totaling 278 units. Unit types could include single-family attached or detached units facing the public street, and brownstones, townhomes, and condominiums.

Village 9, in the eastern part of the project site, immediately south of the Tech Campus, would be comprised of high-density residential (HDR) uses. The 11.54-acre HDR uses would be constructed at a density of 19.5 du/ac, resulting in up to 225 units. The HDR land use is intended to accommodate attached multifamily housing. Typical unit types may include apartments, townhomes and condominiums.

Illustrative representations for the architecture and design of the residential are included (Attachment 9).

Service Commercial:

The Service Commercial (SC) land use is anticipated to accommodate a variety of retail and service activities. The SC land use would be 2.49 acres and accommodate approximately 22,000 square feet of retail commercial space. Typical uses may include retail shops, restaurants, local pubs, banks, grocery stores, convenience services, and offices.

Parks and Open Space:

Approximately 13.42 acres of open space, parks, paseos, and green space are planned in The Campus. The Campus would provide public and quasi/public spaces for people to gather and to reinforce community identity. The centrally located Campus Green, a 6.06-acre traditional urban park element connecting the tech park to the low-density residential area in the southern portion of the project site, would provide the visual focus of The Campus. The Campus Green is intended to accommodate passive recreation, provide a visual respite for residents, shoppers and employees, and form a community gathering place. It would include a central park pavilion as a venue for a wide variety of community activities, including concerts, fairs, exhibits, markets and other events that would bring the community to The Campus. The north end of the Campus Green would be anchored by a 2.36-acre park adjacent to the Tech Campus. A second park site, a 5-acre neighborhood park, would be included on the south end of the Campus Green in the planned low-density residential area.

Landscaping:

The project site would propose to landscape all public spaces, and buffers, including parks. An illustrative and representative concept for the landscaping of the street scapes, parks and site are provided (Attachment 8).

Infrastructure:

The Campus project would provide needed infrastructure improvements for water and wastewater facilities, stormwater drainage, and circulation as summarized below and as shown on Attachment 7.

Water Facilities:

Domestic water service would be distributed throughout the NEQSP plan area and The Campus by new water lines located within the surrounding roadway system including Professional Drive, Campus Parkway, and the Commercial Drive realignment. A new municipal water well and future tank site are proposed on the north side of the project site adjacent to Professional Drive. The municipal water well would be constructed with the initial phase of development. A Water Supply Assessment has been prepared for the project, and water supply will be further addressed as part of the project EIR.

Wastewater Facilities:

The proposed NEQSP amendment includes modifications to the wastewater collection system. The project site is included in the North First Street Assessment District (NFSAD) and was previously assessed for the sewer oversizing from Vaughn Road to Hall Park. Under the NFSAD, the project site was allocated wastewater flows, and the proposed project is anticipated to produce wastewater within the allocated capacity. A wastewater alignment to serve the development is located within Professional Drive, which runs from Vaughn Road to the site's northern boundary. The existing sewer trunk line would convey sewer flows from Vaughn Road to the City's Wastewater Treatment Plant south of the City.

Drainage/Stormwater:

The proposed NEQSP amendment defines a conceptual solution for the NEQSP area that includes defining a stand-alone drainage solution for The Campus utilizing an onsite 25-acre area south of the Vaughn Road realignment for a new detention basin within the NEQSP plan area that would meet the specific needs of The Campus and allow the proposed project to develop independent of the surrounding properties in the NEQSP area. A drainage channel in the northwest corner of the project site, between I-80 and Professional Drive, would further accommodate onsite stormwater. Noted is that the City is working with multiple agencies in addressing possible improvements and stormwater drainage alternatives to the overall drainage basin.

Access and Circulation:

Current property access consists of an existing roadway (Pedrick Road) along the eastern boundary of the site. Per the NEQSP, a future 4-lane arterial (Professional Drive) would be located along the site's western and northern boundaries. Professional Drive would be extended south along the west side of the roadway to provide a connection to existing Vaughn Road. The planned extension of Dorset Drive would connect to Professional Drive near the center of The Campus, while Campus Parkway would form the north-south spine of The Campus' circulation network. Additionally, the project would construct the widening of Pedrick Road adjacent to the project frontage.

Also, as defined in the proposed amendment to the NEQSP, the planned Vaughn Road cut-off at the southern end of the project site is proposed as "Commercial Drive" as defined in the original NEQSP. This would allow traffic to travel from Professional Drive to Pedrick Road and allow for the termination of Vaughn Road and eliminating the Vaughn Road Railroad crossing.

Project Phasing:

The Campus would ultimately be constructed in three phases over several years to allow for its orderly development (Attachment 6). A Large-Lot Vesting Tentative Subdivision Map would be utilized to facilitate the development phasing and financing of the required infrastructure improvements along with dedication of roadways as and when appropriate.

Phase 1 Improvements would consist of approximately 405 residential units in residential villages for Lots 2, 4, 5 and 6, situated immediately south of the proposed Tech Park and between Professional Drive and Pedrick Road, along with related supportive infrastructure improvements, the retention basin at the southeast corner of the site, and initial Park improvements.

Phase A Improvements would include construction of approximately 636 residential units for residential villages for Lots 1, 3, 7, 8 and 9 (the latter being the multi-family residential lot) and Parks construction in the area immediately south of Phase 1.

The third and final phase (Phase B Improvements) would include construction of the Tech Park and commercial parcels, and final Park improvements.

ANALYSIS

General Plan 2040:

The *Dixon General Plan 2040* changed the land use designation of The Campus property from “Light Industrial” to “Campus Mixed Use” (CAMU), allowing for mixed use development. Specifically, CAMU identifies:

“The Campus Mixed Use (CAMU) designation is intended to foster new mixed-use employment districts with a range of job-generating uses, housing, and easy access to the regional transportation network. The CAMU designation would promote clusters of related light industrial, manufacturing, office, research & development, retail, hotel, service, and residential uses on large parcels near or adjacent to I-80 and SR-113 at gateways to the city. The CAMU designation is primarily intended to support mixed-use development projects, however single-use projects may also be permitted. Mixed use can be vertical and/or horizontal. Allowable FAR is 30% to 60% (combined residential and non-residential uses) and maximum allowable residential density is 30 dwelling units per acre. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.”

The *Dixon General Plan 2040*, including all Goals, Policies and Actions can be viewed at www.cityofdixon.us/GeneraPlan.

Staff notes that the City is separately developing draft amendments to the CAMU land use definition, as a means to clarify the intent for the mixed use designation, and create more objective standards as required by recent State law. It is anticipated that these amendments will be presented and considered by the Commission and Council as part of the upcoming Comprehensive Zoning Ordinance update project and hearings. Given that this application includes a Vesting Tentative Map, and the application have already been submitted and deemed complete, any change to the CAMU land use definition will not be applicable to this project while it is an active application.

Key applicable General Plan Goals and Policies are listed below, followed by a staff response addressing overall project consistency:

Land Use and Community Character Chapter

GOAL LCC-1: *Focus future development so that it is contiguous to existing developed areas and supports efficient delivery of public services and infrastructure.*

LCC-1.3 Promote a land and resource efficient development pattern and limit “leap frog” development in order to support efficient delivery of public services and infrastructure, conserve agricultural and open space lands, reduce vehicle trips, and improve air quality.

LCC-1.4 Expand employment and other tax revenue generating opportunities locally and provide sufficient lands for commercial, industrial, residential and public uses while ensuring that a high quality of life is maintained in Dixon.

LCC-1.5 Realize a steady, controlled rate of residential growth and a balanced mix of housing opportunities throughout Dixon that meets the needs of a range of income levels, ages and household sizes.

LCC-1.6 Provide for the extension of public services in a logical and functional manner to support employment and housing growth.

LCC-1.7 Ensure that private development provides sufficient funding for infrastructure and public services to support the development.

LCC-2.1 Maintain the “small town character” of Dixon while allowing for population growth and business as well as increased employment, shopping, cultural and recreational opportunities, and other tax revenue generating uses.

LCC-2.3 Recognize that a diversity of architectural styles contributes to Dixon’s charm and promote a variety of building styles and types consistent with the community’s small-town feel.

LCC-2.4 Require new development in mixed use areas and along corridors provide appropriate transitions in building height and massing so that it is sensitive to the physical and visual character of adjoining lower-density neighborhoods.

LCC-5.4 Grow the base of industrial and commercial employers in the Northeast Quadrant, and highway adjacent areas of the Southwest Dixon Specific Plan area, focusing uses that have common needs in this area to capitalize on synergies and minimize conflicts with other uses.

LCC-5.5 Foster a mixed use employment district in the Northeast Quadrant, leveraging the availability of large parcels and the proximity to UC Davis.

LCC-5.6 In the Campus Mixed Use land use designation shown on Figure LCC-4, permit warehouse and distribution uses subject to a development agreement establishing a financial mechanism to provide for ongoing revenue generation to the City from those uses and environmental review, which may include additional mitigation measures, to ensure there are no new or substantially more severe impacts than identified in the 2040 General Plan EIR.

LCC-6.1 Promote the development of compact, complete residential neighborhoods by encouraging the location of services and amenities within walking and biking distance of residences so as to foster opportunities for social interaction and reduce the need to travel by car.

LCC-6.2 Encourage an integrated mix of housing types and sizes within residential neighborhoods to promote opportunities for people at all stages of life to live in Dixon.

Staff Response: The Campus project appears to generally comply with these key land use goals and policies. The Campus area is part of the NEQSP and has been planned in the General Plan 2040 for mixed use development, and the project includes a mixed-use concept that is aligned with the CAMU concept. The land use plan includes a Tech

Campus planned to provide light industrial and research/development uses, a mix of residential uses at low-, medium- and high-density residential development, a two-acre commercial site, parks and paseos connecting residential neighborhoods to local parks, the Tech Campus and retail/commercial site, along with related site infrastructure improvements to support the project.

Economic Development Chapter

E-1.2 Maintain a mix of land uses that allows the opportunity for a balance of retail, commercial/industrial, and residential development within the City of Dixon.

GOAL E-2: *Support local business retention and growth to expand employment opportunities in Dixon, increase the City's tax base, and enhance quality of life.*

E-2.4 Grow the residential base in Dixon to support a vibrant local retail sector and minimize retail sales leakage.

GOAL E-3: *Grow a diverse primary job base by attracting new businesses that build on Dixon's strengths.*

E-3.1 Focus business attraction efforts on primary employment sectors that have been identified as targets, demonstrate strong growth potential, and pay higher than average wages or provide significant tax revenue generation opportunities.

Staff Response: New, permanent jobs would be focused on the Tech Center lands (warehousing, light industrial, some office, etc.), and jobs related to retail commercial uses. The project would also generate short-term jobs related to infrastructure installation and building construction as the project builds out over several years.

Mobility Chapter

GOAL M-1: *Plan, design, construct, and maintain a transportation network that provides safe and efficient access throughout the city and optimizes travel by all modes.*

M-1.3 Design, construct, operate, and maintain city streets based on a "complete streets" concept that enables safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages and abilities.

M-1.5 Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders through appropriate roadway modifications and improvements.

M-2.8 Require traffic studies for new development to include analysis of intersections, roadway segments, and alternative modes of transportation and facilities that may be affected by development proposals.

Staff Response: As noted above, The Campus project will provide a range of improvements to City streets, as well as construction of roadways internal to the project to provide needed vehicular, bicycle and pedestrian access. This will include widening of Pedrick Road, and extension of Professional Drive through the site. A traffic impact study is being completed to fully address how the project may impact local roadways, and the project EIR will identify any needed mitigation measures to reduce the potential for any significant traffic and circulation impacts.

Public Services Chapter

Public Services

PSF-1.5 *Continue to require that new development make a fair share funding contribution to ensure the provision of adequate police and fire services.*

Staff Response: The project would require provision of Dixon Fire and Police services and would make fair-share funding contributions through payment of taxes to support these services. City Fire will require the project comply with Fire Safe Standards, including fire protection methods such as sprinklers, alarm systems, and extinguishers in light industrial and commercial buildings, along with vegetation management. Provision of Fire and Police services will also be addressed within the project EIR.

Infrastructure

GOAL PSF-2: *Plan and provide utilities and infrastructure to deliver safe, reliable and adequate services for current and future residents and businesses.*

PSF-2.9 *Require through development agreements that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.*

Staff Response: The Campus project would provide needed infrastructure improvements for water and wastewater facilities, and for stormwater drainage. This would include new water delivery systems within the project site, wastewater conveyance lines, and construction of a new 25-acre stormwater drainage basin south of the planned Vaughn Road realignment. Designs would be reviewed to ensure consistency with City standards.

Parks

PSF-4.1 Expand the network of parks and public spaces and ensure they are equitably distributed throughout the city so that every Dixon resident can access a neighborhood park within one half mile of their home.

Staff Response: The project design includes provision of parks, paseos and open space, including a 5-acre neighborhood park to be located towards the center of the proposed residential neighborhoods, a 6-acre park/paseo element running from the residential neighborhoods north to the Tech Campus, and a 2.3-acre park adjacent to the Tech Campus.

Dixon Zoning Ordinance:

The current zoning of the property (Professional & Admin Office (PAO-PUD), Neighborhood Commercial (CN-PUD), and Light Industrial (ML-PUD), doesn't current match the recently adopted General Plan 2040 land use designation of Campus Mixed Use Planned Development (CAMU). As such, the City has initiated rezoning, as part of a comprehensive Zoning Ordinance and Zoning Map update that started in late 2021 and entered the adoption hearing phase in February 2024.

The applicant has concurrently applied for Rezoning as part of their project to CAMU-PD, and depending on what happens first, likely City-initiated update will get adopted first and rezoning application will no longer be applicable.

The new zoning of CAMU-PD would be consistent with the General Plan land use designation of CAMU; the purpose of the CAMU-PD Zone is to implement the policies of the *Dixon General Plan 2040*, which encourages a mix of uses including, commercial, industrial and residential. Provides for a range of land uses, including as permitted uses residential (low-, medium- and high-density), light industrial and commercial/retail.

The CAMU-PD Zone would include provisions for screening, landscaping, operational performance standards, development standards (building heights, setbacks, lot sizes, lot coverage, and a requirement for design review of new structures.

Northeast Quadrant Specific Plan:

Amendment of the NEQSP is proposed as part of the project. This would include addition of new Design guidelines (Chapter 3); Circulation (Chapter 4); Infrastructure – water, sewer and storm drainage (Chapter 5); and development criteria and standards for the project’s proposed low-, medium- and high-density residential uses (Chapter 7).

Subdivision Ordinance:

The applicant has filed a large-lot vesting tentative map (VTM) (for creation of larger lots for the Tech Park, Commercial, Residential, Parks and Drainage Basin; the lower-density Residential master lots would be subsequently further subdivided into individual lots); the VTM will be reviewed by the City as part of the action on The Campus project to determine compliance with applicable City Subdivision Ordinance and related development standards.

Development Agreement:

A Development Agreement (DA) is anticipated as part of the project. A DA is intended to further address how a project may be developed over time, and includes specific details outlining responsibilities of both the developer and a city, particularly related to phasing, timing, and obligations under the NEQSP Public Financing requirements. A DA also typically includes information on financial responsibilities, can address provision of public benefit (i.e., creation of jobs, payment above and beyond standard impact fees), and related obligations.

CITY COUNCIL STUDY SESSION

City Council conducted a Study Session for The Campus project at a special meeting at 5pm on February 6, 2024, immediately prior to their regular meeting. Video from the meeting can be viewed [here](#). The Council received both staff and applicant presentations before discussing the project and accepting public comment. Key Council comments focused on:

- Expressed support for mixed-use development.
- Discussed drainage improvements for the project site, including use of the proposed retention basin at the southeast corner of the site, and ultimate drainage improvements for area lands,
- Asked for the reasons why so much residential included.
- Asked about the employment generating uses for the project and stressed the desire and importance for as much job generation from the project.
- Questions on the timing of buildout for the proposed Tech Center, and ensuring that the lands would not be requested to be converted to residential uses if the Tech Center does not develop in a timely manner.
- Discussion of ultimate roadway improvements for Pedrick Road.
- Asked if the project would include residential units dedicated for affordable housing. (The applicant responded that the residential units would all be market rate.)
- Received a comment expressing 1) concern about alley loaded layout for some of the residential sections given parking issues in other areas of Dixon that have that design and 2) driveway depth of the smaller lots to ensure adequate space is provided to allow vehicle parking without blocking sidewalks.

Public comments received at the meeting focused on:

- Concerns for ensuring ultimate drainage solution for this area and region, and to require analysis of drainage issues as part of the project EIR analysis.
- Concerns about potential land use compatibility of the project with the Campbell's Soup factory operation located across Pedrick Road from the project site.
- Need to address jobs/housing balance as part of the project, that more jobs are needed from the project combined with a reduction in the extent of proposed project residential development.

KEY DISCUSSION POINTS

For the purposes of the Study Session, Planning Commission may wish to focus its discussion on overarching components of The Campus project, including:

- CAMU Consistency
Does the proposed project generally comply with key applicable General Plan Goals and Policies related to a CAMU-based development? The current General Plan policy indicates "... *The CAMU designation would promote clusters of related light industrial, manufacturing, office, research & development, retail, hotel, service, and residential uses on large parcels...*" The submitted land use plan provides a mix of light industrial, office, research and development, retail and residential uses.
- Extent, Type and Density of Residential Development
Residential development would encompass approximately 56 percent of The Campus land area. The project proposes up to 1,041 new residential units. The majority of the units (78%) would be at low- and medium-densities. The applicant will share the reasons for the greater residential component of this project, which are focused on the costs to build necessary infrastructure to serve any development in this area. Residential uses allow the costs of the infrastructure to be shared amongst a larger number of properties.
- Creation of New Jobs
New, permanent jobs would be focused on the Tech Center lands (warehousing, light industrial, some office, etc.), and jobs related to retail commercial uses. The project would also generate short-term jobs related to infrastructure installation and building construction as the project builds out over several years. Currently, the plan identifies that the tech Center would be part of Phase B, after the residential units are built, but could be earlier should a tenant(s) for the Tech Center arrive earlier.
- Project Phasing
The project's Phasing Plan indicates that residential development (Phases 1 and A) would precede development of the Tech Center. The applicant indicates that this in part is related to the need to fund and establish the necessary base infrastructure to support the full project. Timing for development of the Tech Center is anticipated to follow construction of the residential components. Project phasing can be further addressed as part of action on the project and in the project DA.
- Circulation and Traffic
The project would generate new vehicular traffic and use of City roadways. Does the project's proposed key roadway and circulation improvements as noted above support City's vision for this area?
- Provision of Infrastructure and Public Services
New water and sewer services would be required to serve the project site (extension of lines to deliver water, and lines for conveyance of wastewater). Additionally, a 25-acre

storm water drainage basin would be constructed. Would provision of City infrastructure to support the project be consistent with the City's goals for how new services are provided? Additionally, City Fire and Police services would be needed to support the project.

- Compatibility with Area Land Uses
Are there any concerns or issues for Council related to The Campus's compatibility with adjoining land uses in the project area?
- Additional information or materials
Is there additional information, materials or plans that the Commission finds necessary to consider the project.

ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (EIR) is being currently being prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA). The project-level EIR will analyze potentially impacts that may occur from the proposed project. In particular, the EIR will focus on the project's increased development potential. Where potentially significant environmental impacts are identified, the EIR will discuss if viable mitigation measures are available that can reduce the impacts to levels of insignificance.

The City issued a Notice of Preparation (NOP) for the EIR on August 30, 2023, soliciting comments from both the public and agencies on the types of issues that should be addressed in the EIR. The NOP process also included holding an online Scoping Meeting on September 20, 2023 to solicit comments on the EIR process. The NOP comment period closed on September 29, 2023.

In response to the NOP, the City received several agency comments, including from:

- Dixon Resource Conservation District
- County of Solano
- City of Davis
- Caltrans
- Yolo Solano Air Quality Management District
- Yocha Dehe Wintun Nation

The comments on the NOP will be included in the Draft EIR and are not included in this report.

The EIR sections will analyze the topical areas of: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy; Geology, Soils, and Seismicity; Greenhouse Gases and Climate Change; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; Utilities and Service Systems; and Wildfire.

A Draft EIR is anticipated to be complete in Spring 2024. The Draft EIR will be published for a 45-day review period for agencies and the public. Written comments will be accepted during the 45 day public review period, and a Planning Commission hearing to accept verbal comments will be conducted near the end of the public comment period.

Comments received on the Draft EIR will then be addressed as part of a Final EIR, anticipated for completion in Summer 2024. The Final EIR (along with the project applications/entitlements) will be considered by the Planning Commission at a noticed public hearing, and a recommendation made to City Council on EIR certification. The Council will then hold a

separate public hearing where a determination on EIR certification as part of action on the project applications.

CORRESPONENCE

Notice of the City Council and Planning Commission study session on February 6 and March 12, 2024 was mailed to property owners within 300 feet of the site and responsible agencies, published in the local newspaper, and emailed to an interested parties list, on January 26, 2024.

In addition, a subsequent notice of this March 12, 2024 Planning Commission meeting was 1) mailed to responsible agencies and property owners within 300 feet of the site, 2) published in the local newspaper and 3) emailed to an interested parties list on March 1, 2024.

Correspondence received prior to the City Council study session is attached, including two letters from the Dixon Resource Conservation District (DRCSD) and one letter from Solano County Water Agency. See Attachment 11.

No other public comments have been received by staff in response to the public noticing for this study session. Any comments received after reproduction of this report (Wednesday 3/6 at 9am), will be forwarded to the Commission under separate cover.

CONCLUSION

Staff recommends Planning Commission conduct the Study Session for The Campus project, accepting public comments, asking any questions and providing initial, non-binding feedback on the project.

ATTACHMENTS

1. Location Map
2. Applicant's Project Description
3. Current General Plan (Map)
4. Proposed Zoning (Map)
5. Illustrative Land Plan
6. Phasing Plan
7. Utilities Plan
8. Illustrative Landscape Plans
9. Illustrative Architectural Designs
10. Large-Lot Vesting Tentative Map
11. Public Comments on Study Session (Both City Council and Planning Commission)

Not Attached, but available on web site below: *Proposed Edits to Northeast Quadrant Specific Plan (NEQSP)*

RESOURCES

Links to all application materials, plans and technical studies:

The full range of application materials, including technical studies, is available through the following City Web Site under "The Campus/Dixon 257" heading at:

<https://www.cityofdixon.us/EnvironmentalReviewDocuments>

Application Materials/Plans

[Project Description](#), updated January 2024

[Rezoning Exhibit](#)

[Large Lot Tentative Map](#)

[Land Use Plan](#)

[Illustrative Land Plan](#)

[Illustrative and Representative Landscape Plans](#)

[Illustrative and Representative Architectural Plans](#)

[Phasing Plan](#), January 2024 (updated)

[Proposed Edits to Northeast Quadrant Specific Plan \(NEQSP\)](#)

Technical Studies

[Biological Resource Assessment](#), April 2023

[Aquatic Resource Delineation](#), August 9, 2021

Cultural Evaluation (Not available for public release)

[Sewer/Wastewater Study](#), January 2024 (updated)

[Water Study](#), February 2024 (updated)

[Drainage Study](#), February 13, 2024 (updated)

[Environmental Site Assessment - Phase 1](#), September 30, 2020

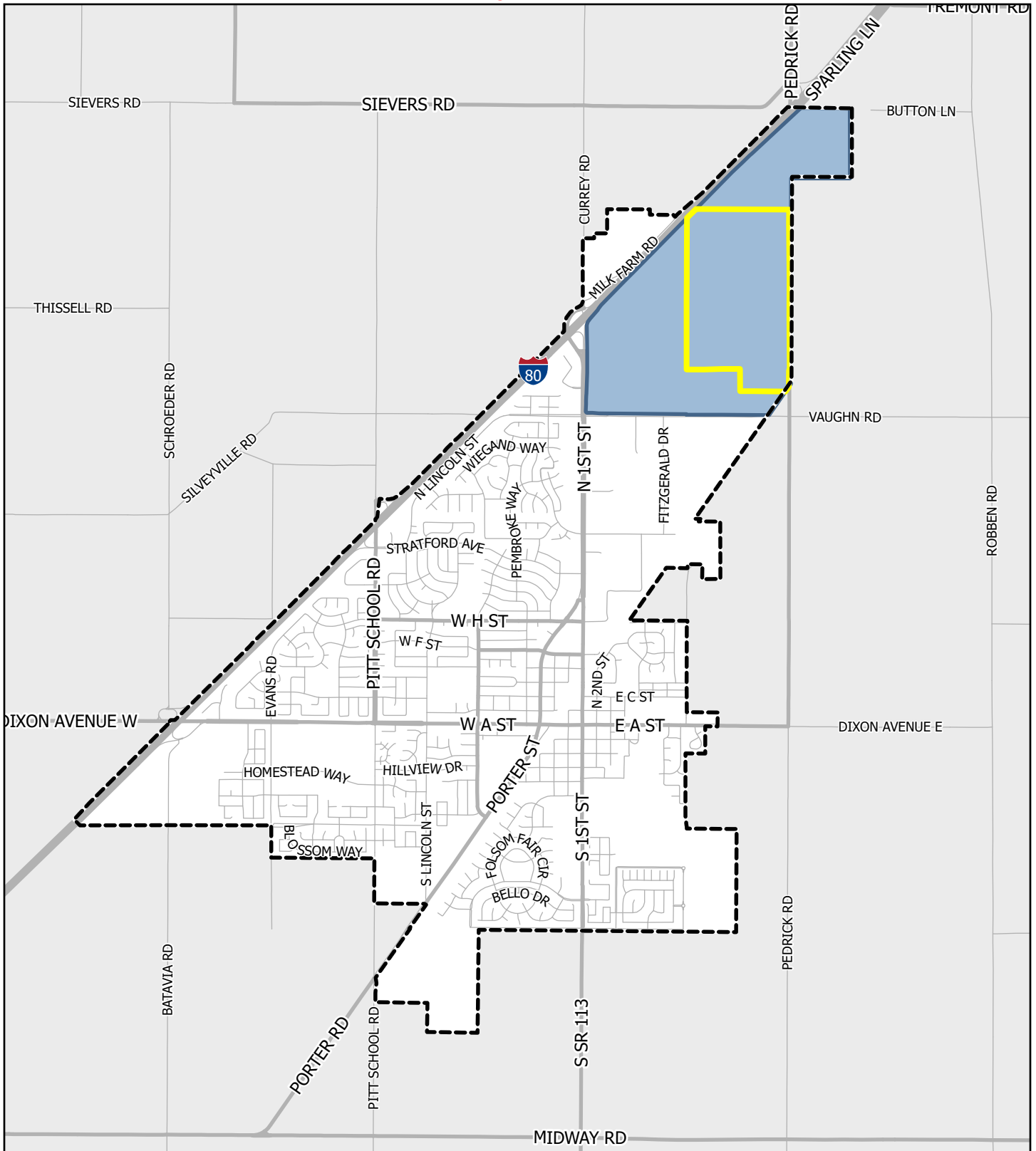
[Geotechnical Report](#), February 4, 2022

[Traffic Impact Analysis](#), February 13, 2024




Materials from City Council Special Study Session (February 6, 2024)

[Staff Report](#)

[Video from City Council Special Study Session](#)

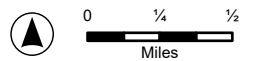


LEGEND

-  City of Dixon
-  Northeast Quadrant Specific Plan Area
-  The Campus Project Site

THE CAMPUS

Attachment 1 - Location Map



The Campus
City of Dixon Northeast Quadrant Specific Plan Area
Project Description
January 2024

Introduction

The Campus proposes an innovative Mixed-Use development planned to fully realize the intent of the City’s recently created Campus Mixed-Use General Plan designation. The subject property is located within the City’s Northeast Quadrant Specific Plan (NEQSP) and comprises nearly 40% of the plan’s total 643+/- acres. The project is located on the eastern edge of the NEQSP adjacent to Pedrick Road.

Project Site

The project site is comprised of APNs 0111-010, 020, 030, 040, and 0111-080-050, contains a total of 260 +/- acres. The site is bounded by Pedrick Road with Solano County agricultural lands beyond to the east, by Industrial designated lands to the north, and south, and lands designated as Regional Commercial and Industrial to the west. The project site was previously known as “Dixon Downs”.

Entitlements

The Campus entitlement application will include a Specific Plan Amendment, Vesting Large-Lot, a Rezone, and a Development Agreement to redesignate the site from Light Industrial (ML-PUD) to Campus Mixed-Use (CAMU-NESP) consistent with the City’s recently approved 2040 General Plan. The proposed project will utilize a Large-Lot Tentative Subdivision Map to create several residential village large lots to facilitate development and financing of the required infrastructure improvements along with dedication of roadways.

The proposal requires an update/amendment of the Northeast Quadrant Specific Plan and/or to the City’s Zoning Ordinance, bringing both into conformance with the General Plan’s designation of Campus Mixed-Use. Currently, the proposed amendments to the NEQSP and the City’s Zoning Ordinance are in process. As part of the review process, an additional Design Guidelines section for the CAMU land use has been added to the proposed NEQSP amendment. It is expected that future entitlements will also require a small lot tentative map and Design Review for appropriate adherence to the Design Guidelines as outlined in the NEQSP. Lastly, the most recent submittal to the City includes the proposed rezone of the 260 acre project site from PAO-PUD, ML-PUD, and CN-PUD to CAMU-NESP (Campus Mixed Use – Overlay District NESP).



ATTACHMENT 2

Overall Preliminary Land Use

CAMPUS CENTER, DIXON, CA LAND USE SUMMARY - JULY 2023						
PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du)		CAMU LAND USE
				DENSITY (du/ac)	DU's (units)	
RESIDENTIAL						
VILLAGE 1	CAMU	CAMU-PD	27.90	4.6	128	LDR
VILLAGE 2	CAMU	CAMU-PD	18.05	5.3	95	LDR
VILLAGE 3	CAMU	CAMU-PD	11.23	8.7	98	MDR
VILLAGE 4	CAMU	CAMU-PD	6.46	9.3	60	MDR
VILLAGE 5	CAMU	CAMU-PD	15.80	7.6	120	MDR
VILLAGE 6	CAMU	CAMU-PD	18.80	6.9	130	LDR
VILLAGE 7	CAMU	CAMU-PD	18.89	5.1	96	LDR
VILLAGE 8	CAMU	CAMU-PD	15.60	5.7	89	LDR
VILLAGE 9	CAMU	CAMU-PD	11.54	19.5	225	HDR
Residential Total:			144.27	7.2	1041	
COMMERCIAL AND EMPLOYMENT USES						
COMMERCIAL						
VILLAGE 11	CAMU	CAMU-PD	2.49			CC
Sub-Total:			2.49			
LIGHT INDUSTRIAL (TECH / BUSINESS PARK)						
VILLAGE 12	CAMU	CAMU-PD	47.87			T/BP-LI
Sub-Total:			47.87			
Commercial and Employment Total:			50.36			
PUBLIC						
VILLAGE 10 (Detention Pond)	CAMU	CAMU-PD	25.14			P/QP
VILLAGE 13 (Well Site)	CAMU	CAMU-PD	1.58			P/QP
VILLAGE 20 (Drainage Channel)	CAMU	CAMU-PD	1.18			P/QP
Public / Quasi-Public Total:			27.9			
PARKS, OPEN SPACE & PUBLIC USES						
PARKS AND OPEN SPACE						
VILLAGE 14	CAMU	CAMU-PD	2.36			P/R
VILLAGE 15	CAMU	CAMU-PD	1.64			P/R (Paseo)
VILLAGE 16	CAMU	CAMU-PD	1.58			P/R (Paseo)
VILLAGE 17	CAMU	CAMU-PD	1.42			P/R (Paseo)
VILLAGE 18	CAMU	CAMU-PD	1.42			P/R (Paseo)
VILLAGE 19	CAMU	CAMU-PD	5			P/R
Parks and Open Space Total:			13.42			
ROADS / R.O.W.		CAMU-PD	23.66			
Campus Center Total:			259.61			

Preliminary Land Plan

As defined by the City’s 2040 General Plan, the intent of the Campus Mixed Use designation is “... to foster new mixed employment districts with a range of job-generated uses, housing, and easy access to the regional transportation network.” Preliminary concepts for The Campus place the approximately 50-acres Campus Mixed Use (Tech Campus) area at the north end of the site providing direct access to the Professional Drive extension connecting to Pedrick Road. A high-density residential site is located with direct access to Pedrick Road, contiguous to the tech campus, and adjacent residential uses. A commercial (2 +/- acres) site is in the southeast corner of the tech campus with direct access to Pedrick Road and adjacent to the high-density residential site.

The southern portion of the site is defined for residential of varying densities with medium density and low-density residential comprising approximately eight (8) villages situated around a central vehicular and pedestrian corridor that runs south to north and culminates with a park connection to the tech campus. This central spine is comprised of a minor collector roadway with the addition of linear parks, landscape corridors, providing opportunities for pedestrian and bicycle connections within the project, the plan area, and the City of Dixon.

Another central vehicular and pedestrian corridor is planned to provide connectivity between the end of Dorset Drive east to Pedrick Road along with a pedestrian paseo to provide circulation from Professional Drive to the neighborhood park. Vehicular connection to Dorset Drive will provide circulation to the existing commercial uses west of the site. Several residential scale roundabouts are proposed to provide traffic calming and enhanced focal points throughout the neighborhood.

Preliminary lots sizes include 40’ x 80’, 50’x 60’, 45’ x 90’, 50’ x 100’, 55’ x 105’, and 60’ x 100’. This will provide six (6) varying lot/product sizes within eight (8) residential villages providing a diversity of housing options currently under-represented in the City of Dixon.

Access and Circulation

Current property access consists of an existing roadway (Pedrick Road) along the eastern boundary of the site. Per the NEQSP, a future 4-lane arterial (Professional Drive) will be located along the site’s western and northern boundaries. As provided for in the NEQSP and prior entitlements to the west of the site, the planned extension of Dorset Drive will connect to Professional Drive near the center of The Campus providing the opportunity for direct visual and vehicular / pedestrian connectivity to the numerous commercial and industrial uses currently under development to the west of the project.

Also, as defined in the proposed amendment to the NEQSP, the planned Vaughn Road cut-off is proposed as “Commercial Drive” as defined in the original NEQSP. This will allow traffic to go from Professional Drive to Pedrick Road and allow for the termination of Vaughn Road and eliminating the Vaughn Road Railroad crossing. The intersection of Commercial Drive and Pedrick Road is located such that it allows maximum flexibility to address the future Pedrick Road over-crossing of the railroad located at the extreme southeastern corner of the project site.

The project proposes the construction of east and south ½ of the future 4-lane arterial for Professional Drive allowing for 2-lanes (one in each direction). Professional Drive will be extended south along the west side of the roadway to provide a connection to existing Vaughn Road. Additionally, the project will construct the widening of Pedrick Road adjacent to the project frontage.



Drainage/Stormwater Control

The proposed NEQSP amendment defines a Conceptual Drainage Plan solution for the NEQSP area that includes defining a stand-alone drainage solution for The Campus. This solution proposes the use of the on-site land area south of the Vaughn Road realignment for a new basin within the plan area that will meet the specific needs of The Campus and allow the proposed project to develop independent of the surrounding properties. The proposed retention basin is approximately 25 acres. The proposed basin may be converted to a City facility in the future once the identification of the final city-wide regional storm drainage and conveyance system solution for the NEQSP area is identified. (See NEQSP Figure 6-5). This proposed basin area may be utilized for the NEQSP drainage facility with an outfall to the existing culvert at Pedrick Road which is tributary to the Tremont 3 drainage facility. The underlying land use for the basin will be CAMU, per the current proposed amendment to the NEQSP, allowing for the development of the site with various uses as allowed under CAMU.

Wastewater Facilities

The proposed NEQSP amendment includes modifications to the wastewater collection system to better serve The Campus. The project site participated in the North First Street Assessment District and was assessed for the sewer oversized from Vaughn Road to Hall Park. Under the NFSAD, the project site was allocated 1.17 mgd (PWWF). The proposed project is anticipated to produce 1.06 mgd (PWWF) being less than the allocated capacity. A wastewater alignment to serve the development is located within Professional Drive which runs from Vaughn Road to the site's northern boundary. The existing sewer trunk line will convey sewer flows from Vaughn Road to the City's Wastewater Treatment Plant south of town. Sewer depth will vary from 20 feet to 8 feet in depth. (See NEQSP Figure 6-3)

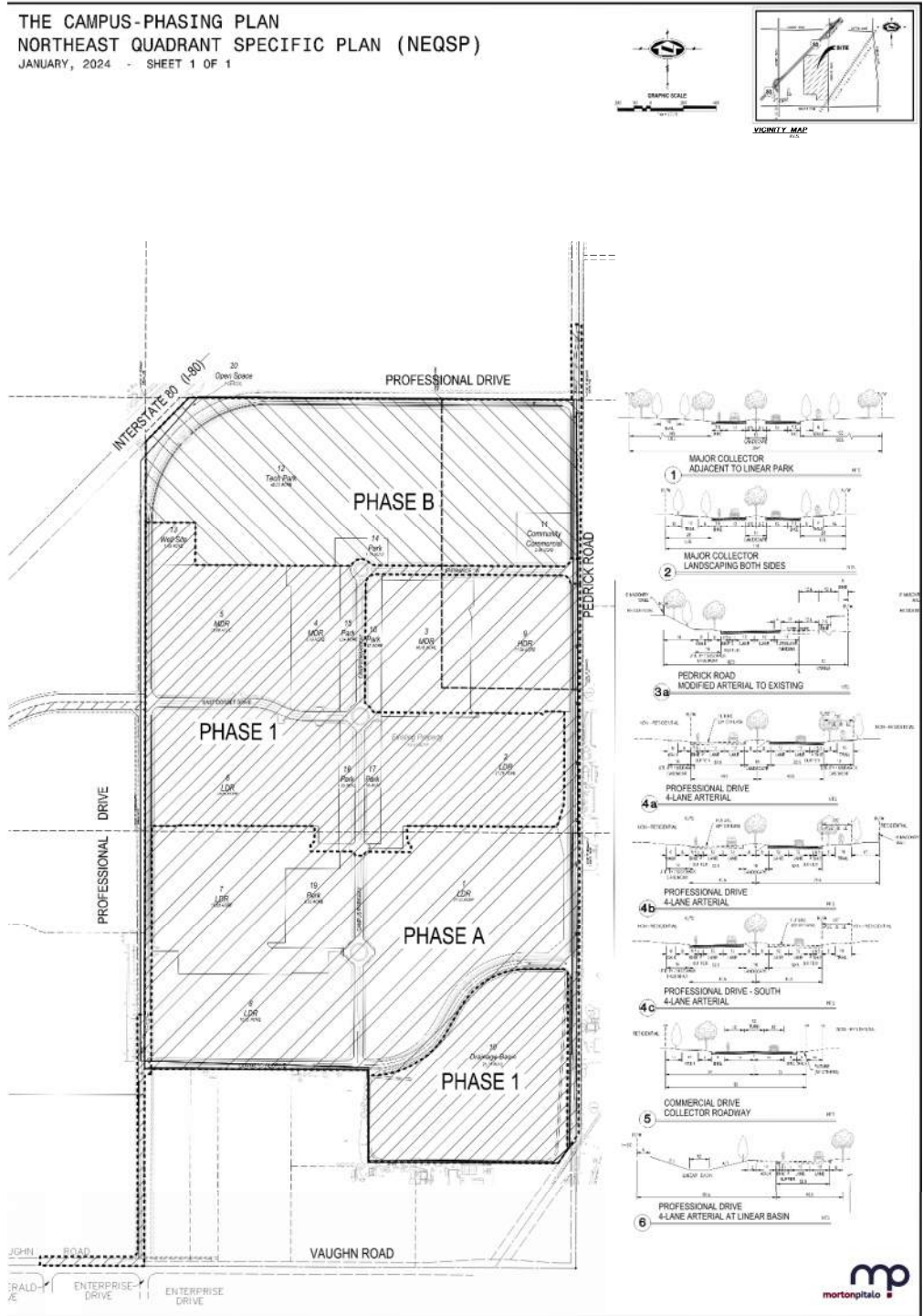
Water Facilities

Domestic water service will be distributed throughout the plan area and The Campus by new water lines located within the surrounding roadway system including Professional Drive, Campus Parkway, and the Commercial Drive realignment. The project is estimated to have an Average Water Demand of 562.7 acre-feet per year with a Peak Hour Demand of 1.658 mgd. A new municipal water well (1,500 gpm) and future tank site (1.58 acres) is proposed on the north side of the project site adjacent to Professional Drive. The municipal water well will be constructed with the initial phase of development. (See NEQSP Figure 6-1)

Project Phasing

The Campus will ultimately be phased to allow for its orderly development. The Large-Lot Tentative Subdivision Map will be utilized to facilitate the development phasing and financing of the required infrastructure improvements along with dedication of roadways as and when appropriate.

The first phase of development will consist of approximately 405 residential units adjacent to the north side of the residential land uses.



Phase 1 Improvements:

- Construct sewer from Vaughn Road to the project site along Professional Drive.
- Construction drainage retention basin.
- Construction of an off-site drainage by-pass ditch along the south side of phase 1 (similar alignment to the existing agricultural ditch) from the west project limits to Pedrick Road at the existing culvert crossing.
- Construction of a 1,500 gpm municipal well.
- Extend 12" water line from well site to the existing 12" water line in Vaughn Road.
- Construct a second 12" water line connection to the existing city system. Several alternative alignments for the 2nd water connection are allowed.
- Construct east ½ of Professional Drive adjacent to the phase 1 project area to the south line of the Dixon Opportunity Center.
- Construct the west ½ of Professional Drive from Commercial Drive to Vaughn Road.
- Construct Pedrick Road frontage improvements and roadway widening from Professional Drive to the south side of Phase 1.
- Construct Campus Parkway to the south line of Phase 1.
- Construct Entrance 'A' roadway from Campus Parkway to Pedrick Road.
- Construct E. Dorset Drive from Professional Drive to Campus Parkway.
- Construction of streetlights, joint trench utilities, water, sewer and drainage facilities and appurtenances with the Phase 1 roadways.
- Construction of residential villages for Lots 2, 4, 5, 6.
- Construction of park improvements for Lots 15, 16, & 17.

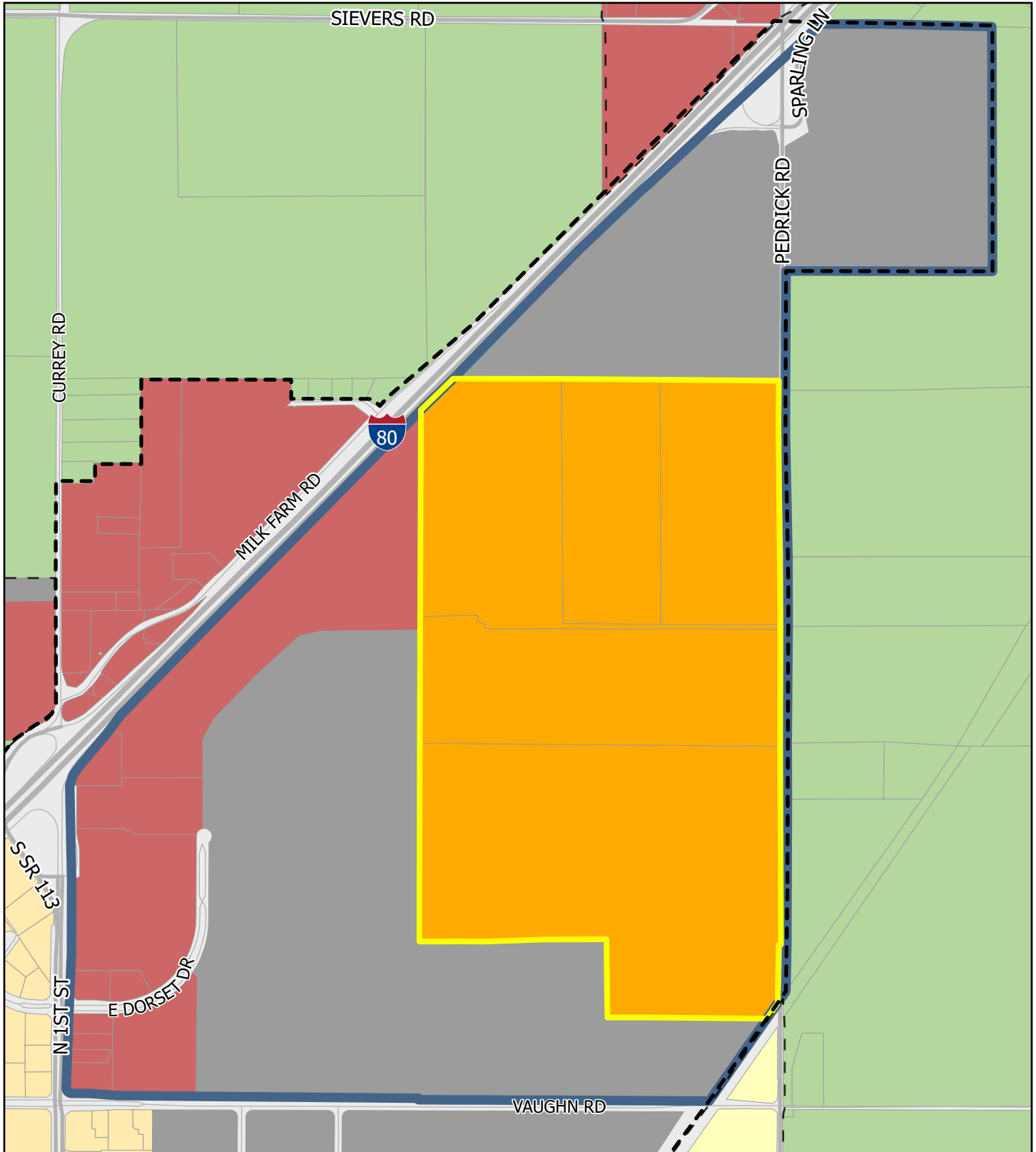
Phase A Improvements:

- Construct Pedrick Road frontage improvements and roadway widening from Entrance 'A' road to Commercial Drive.
- Construct an existing drainage by-pass pipe and drainage swale system from the easterly project limits to the terminus point of the phase 1 by-pass ditch at the existing Pedrick Road culvert.
- Construct Commercial Drive from Professional Drive to Pedrick Road.
- Construction of streetlights and drainage facilities within Pedrick Road adjacent to the project phase.
- Construction of residential villages for Lots 1, 3, 7, 8, and 9.
- Construction of park improvement for Lots 16 & 19.

Phase B Improvements:

- Construct the east and south ½ of Professional drive from the terminus point of Phase 1 to Pedrick Road.
- Construction of streetlights, joint trench utilities, water, sewer and drainage facilities and appurtenances within Professional Drive.
- Construction of streetlights and drainage facilities within Pedrick Road adjacent to the project phase.
- Construction of Dixon Opportunity Center and commercial parcels 11 & 12.
- Construction of park improvement for Lot 14.

ATTACHMENT 3

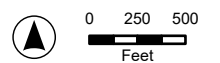


LEGEND

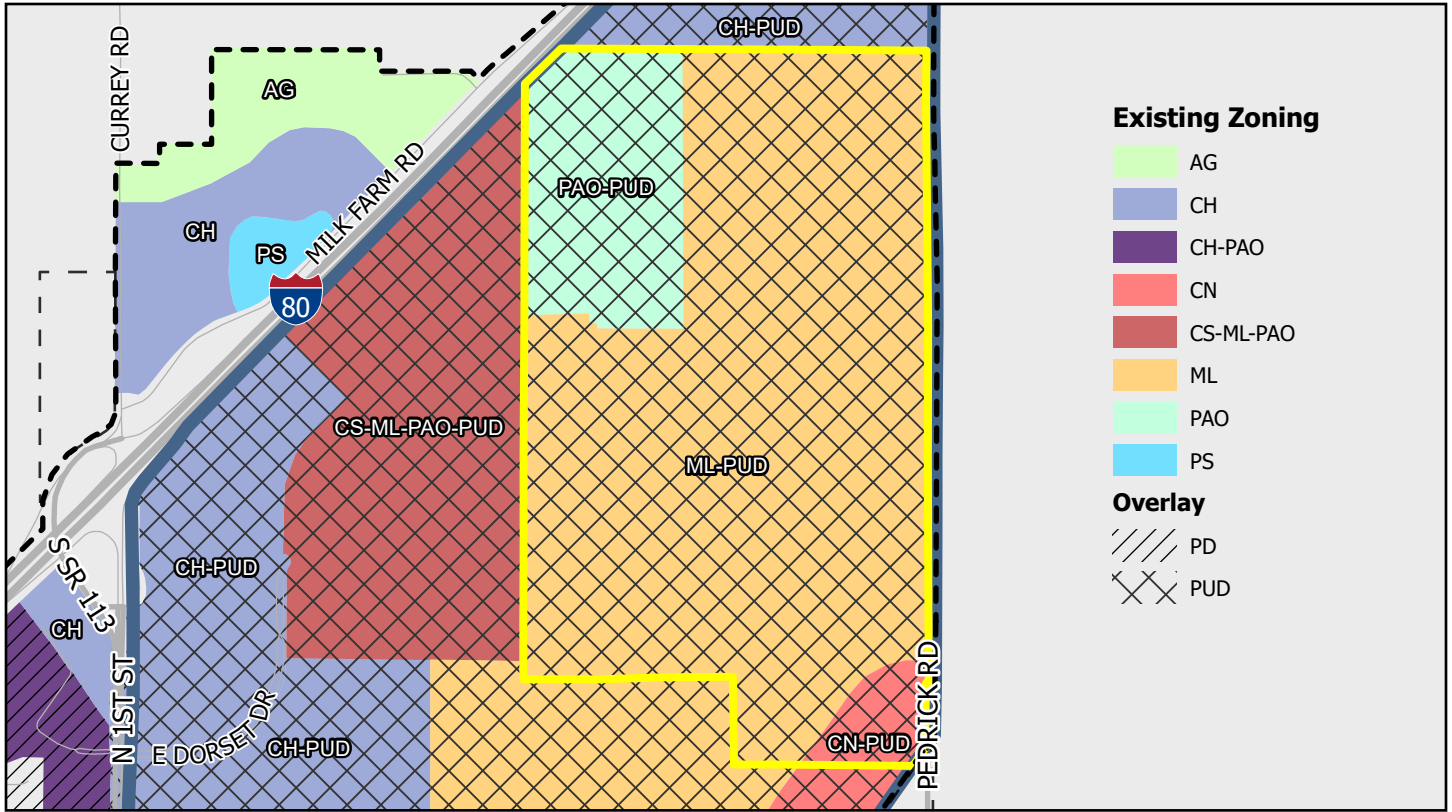
-  City of Dixon
-  Sphere of Influence
-  Northeast Quadrant Specific Plan Area
-  The Campus Project Site
-  Campus Mixed Use
-  Corridor Mixed Use
-  Regional Commercial
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Agricultural (County Designation)

THE CAMPUS

Attachment 3 - Current General Plan



ATTACHMENT 4

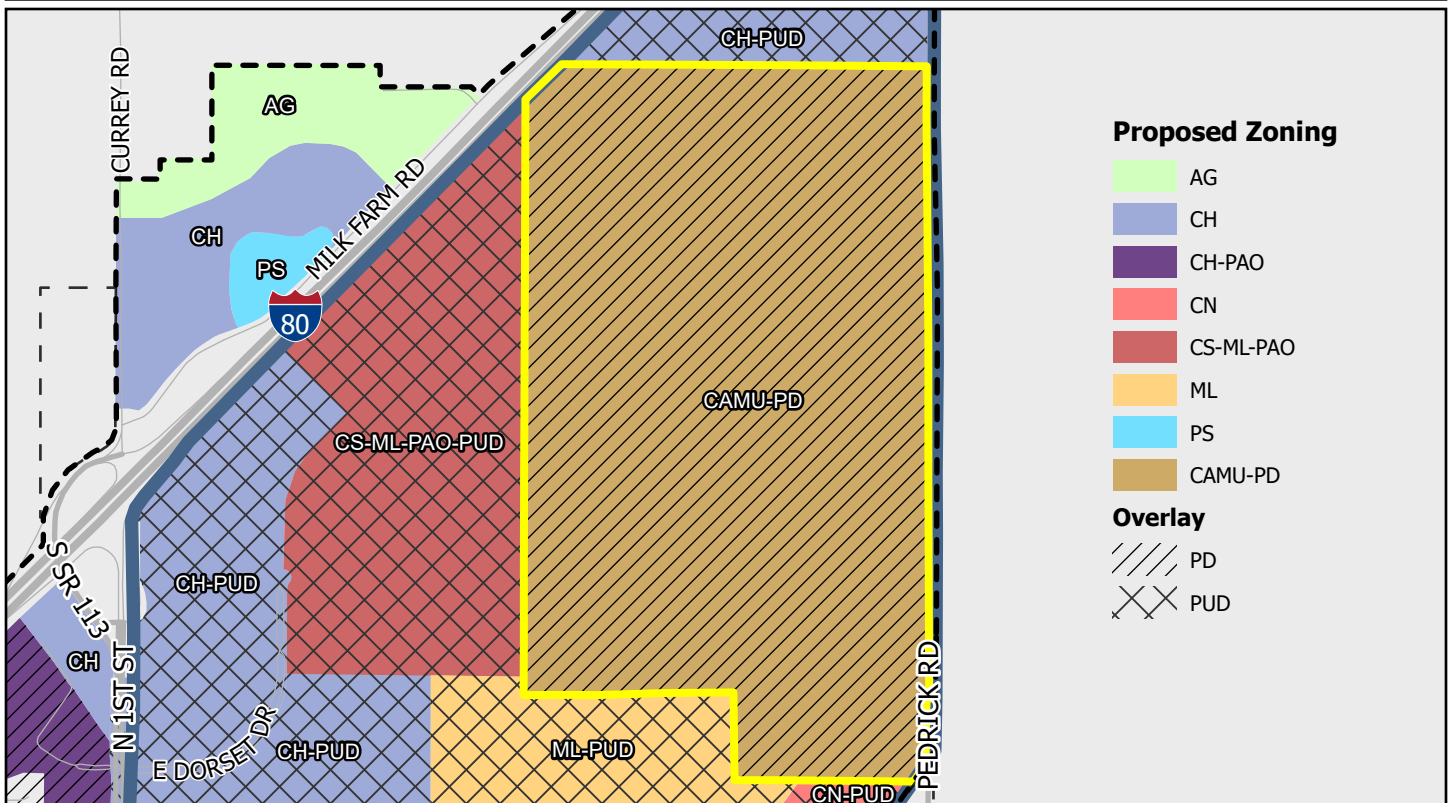


Existing Zoning

- AG
- CH
- CH-PAO
- CN
- CS-ML-PAO
- ML
- PAO
- PS

Overlay

- PD
- PUD



Proposed Zoning

- AG
- CH
- CH-PAO
- CN
- CS-ML-PAO
- ML
- PS
- CAMU-PD

Overlay

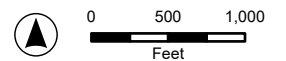
- PD
- PUD

LEGEND

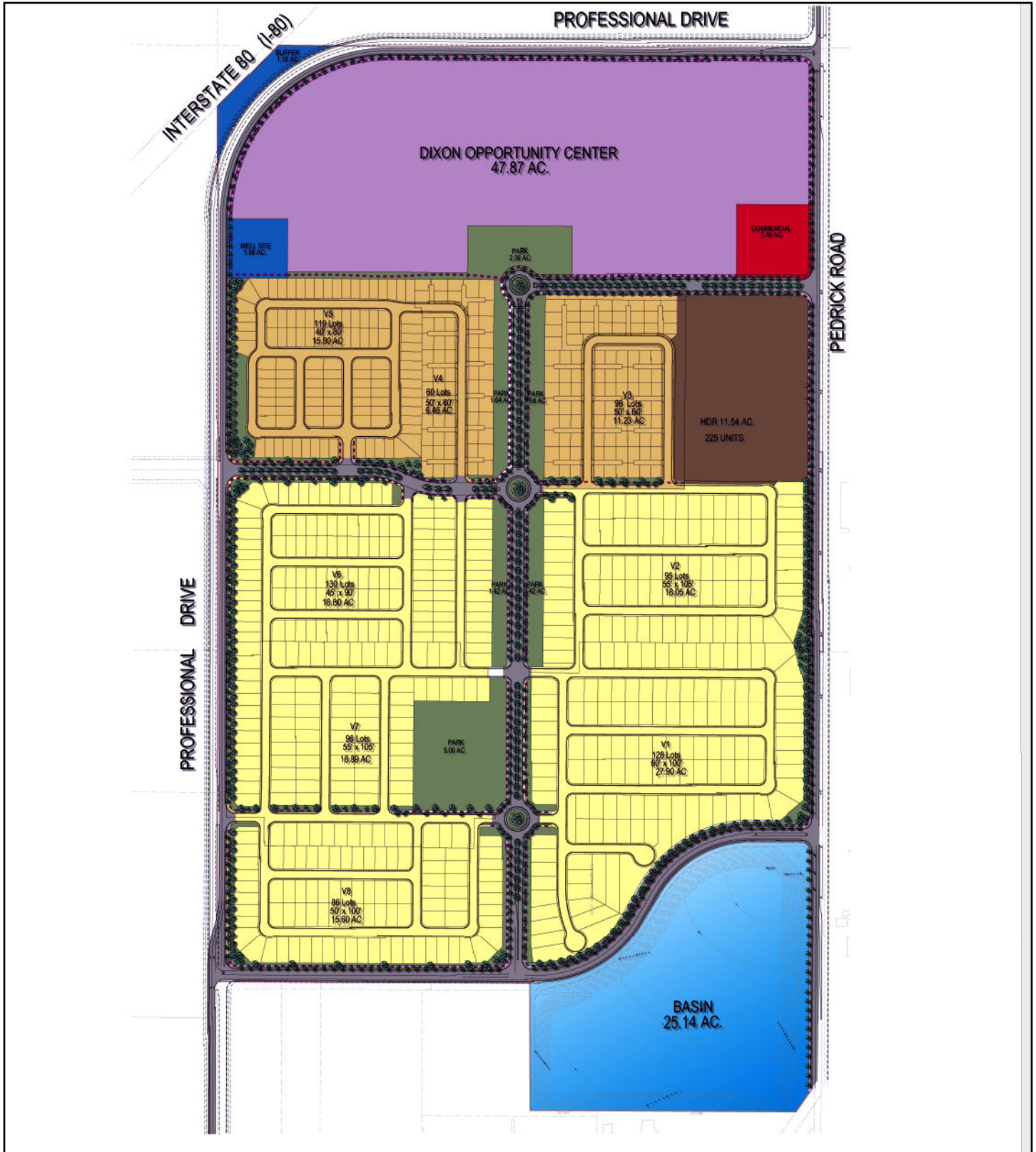
- City of Dixon
- Sphere of Influence
- Northeast Quadrant Specific Plan Area
- The Campus Project Site

THE CAMPUS









Attachment 4 - Existing and Proposed Zoning



ATTACHMENT 5



LEGEND

- | | |
|---|--|
|  Low Density Residential |  Dixon Opportunity Center |
|  Medium Density Residential |  Park |
|  High Density Residential |  Drainage Basin |
|  Community Commercial |  Other |

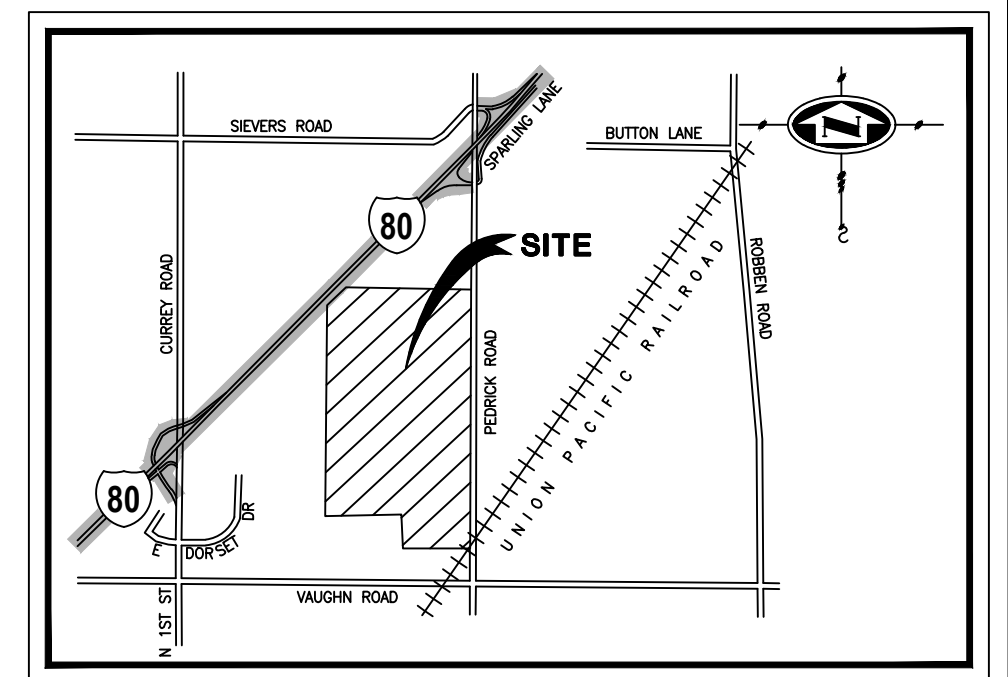
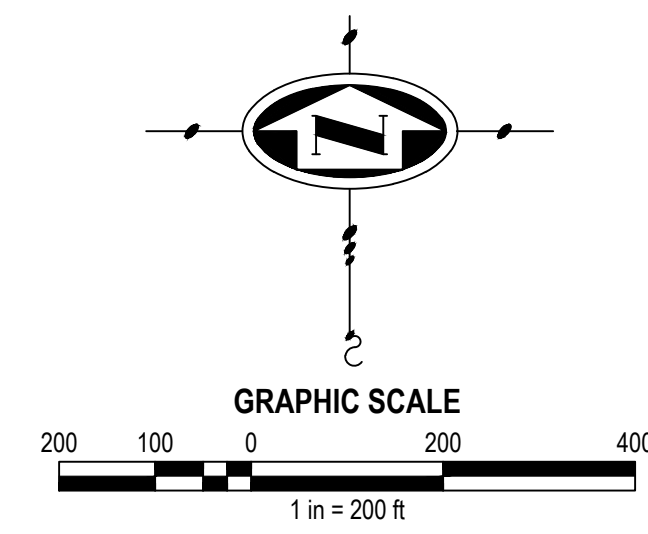
THE CAMPUS

Attachment 5 - Illustrative Land Use Plan

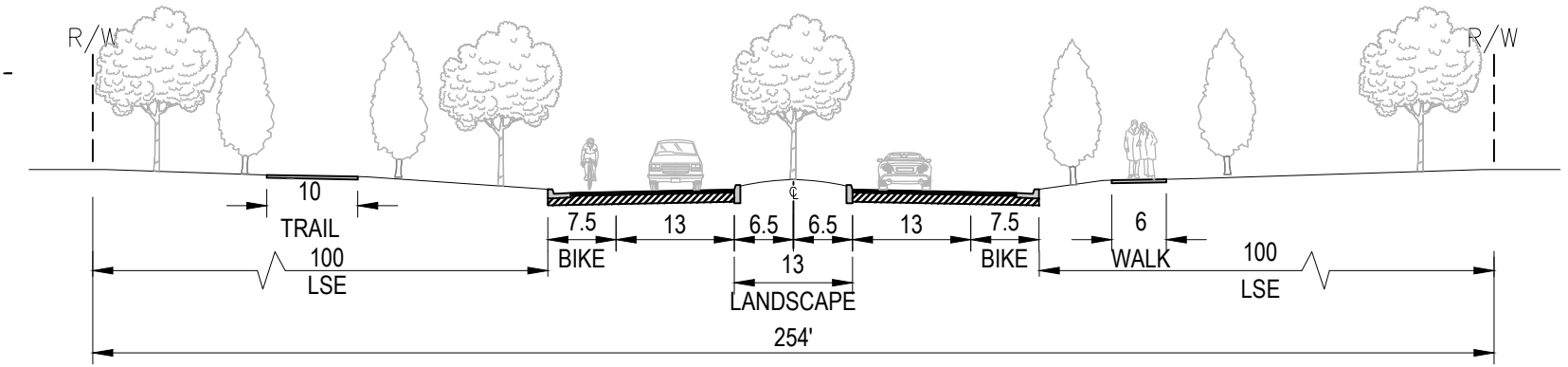
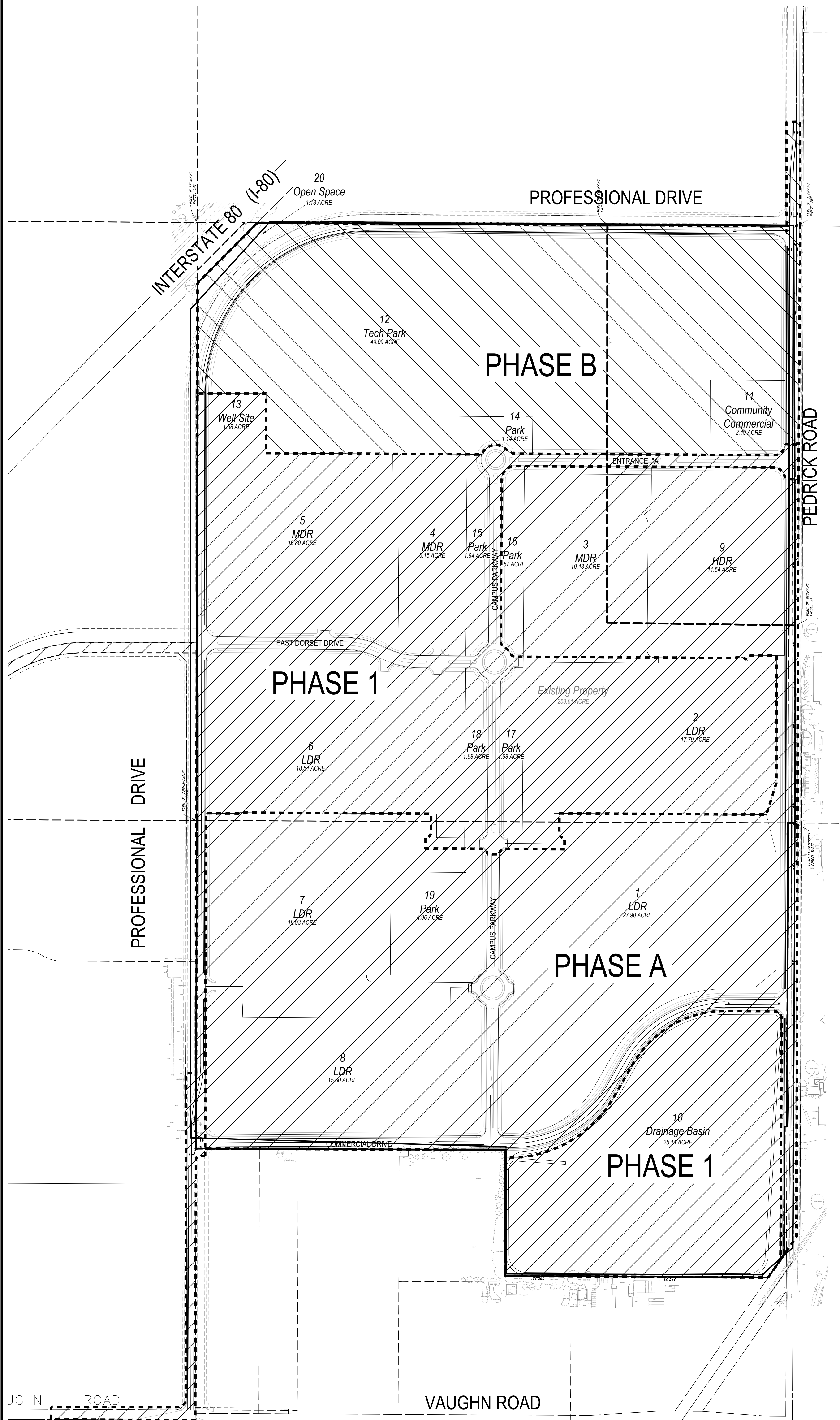


THE CAMPUS-PHASING PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

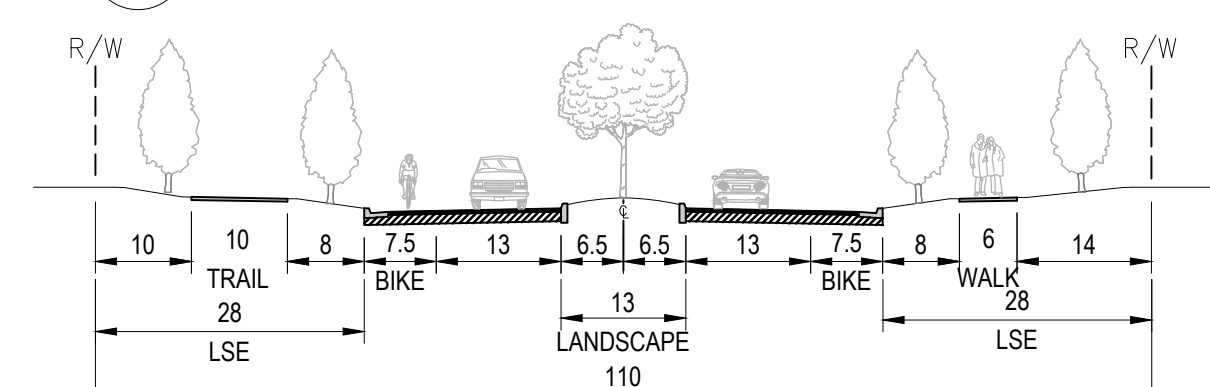
JANUARY, 2024 - SHEET 1 OF 1



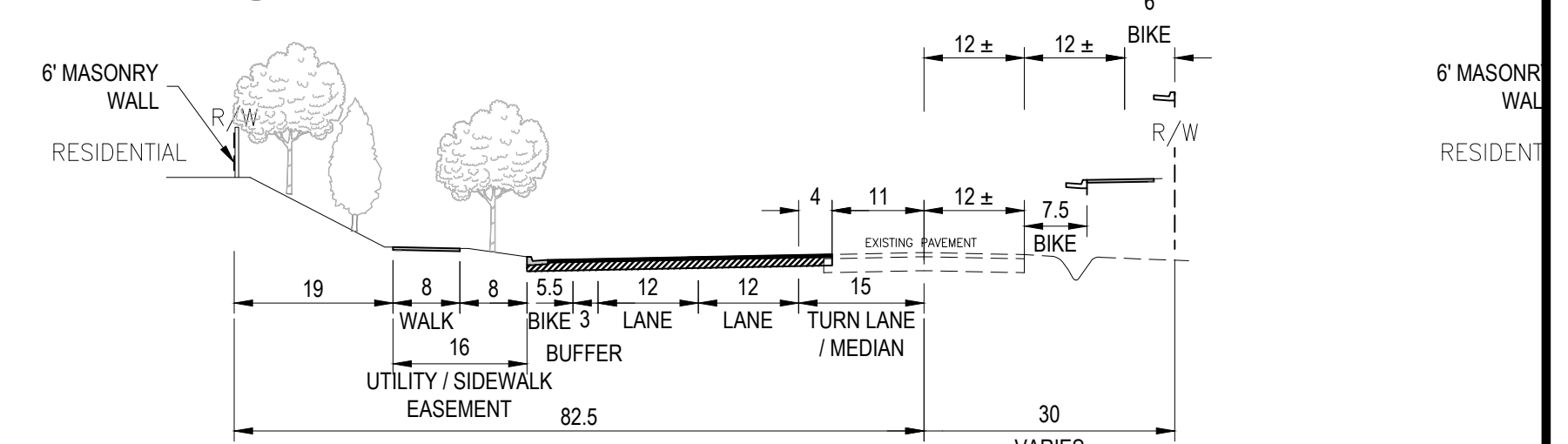
VICINITY MAP
N.T.S.



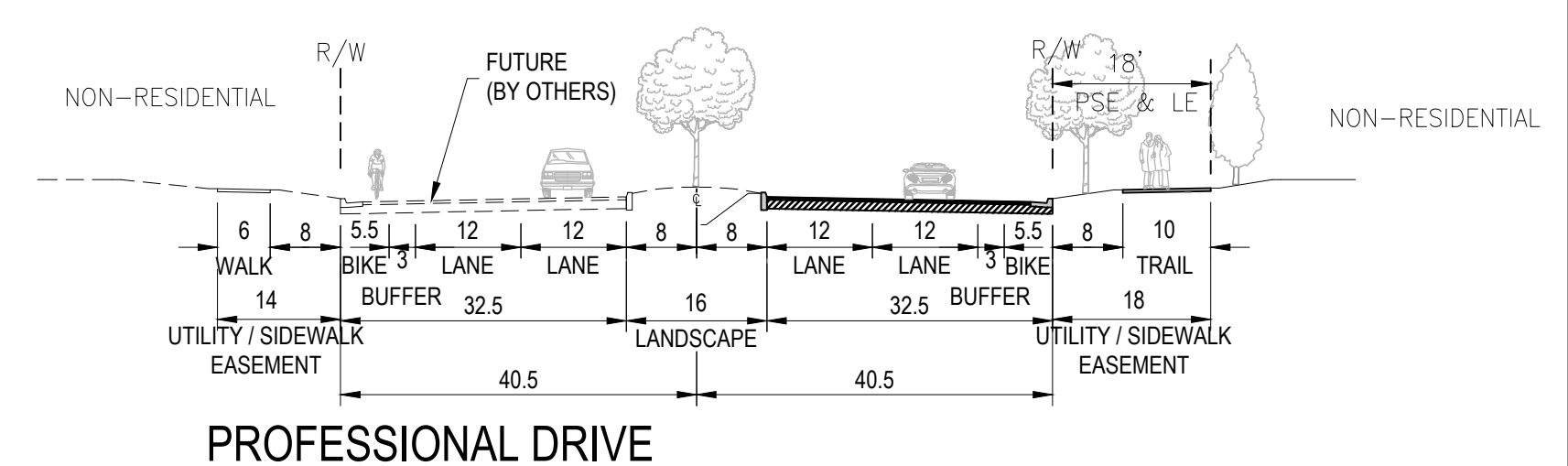
1 MAJOR COLLECTOR
ADJACENT TO LINEAR PARK
N.T.S.



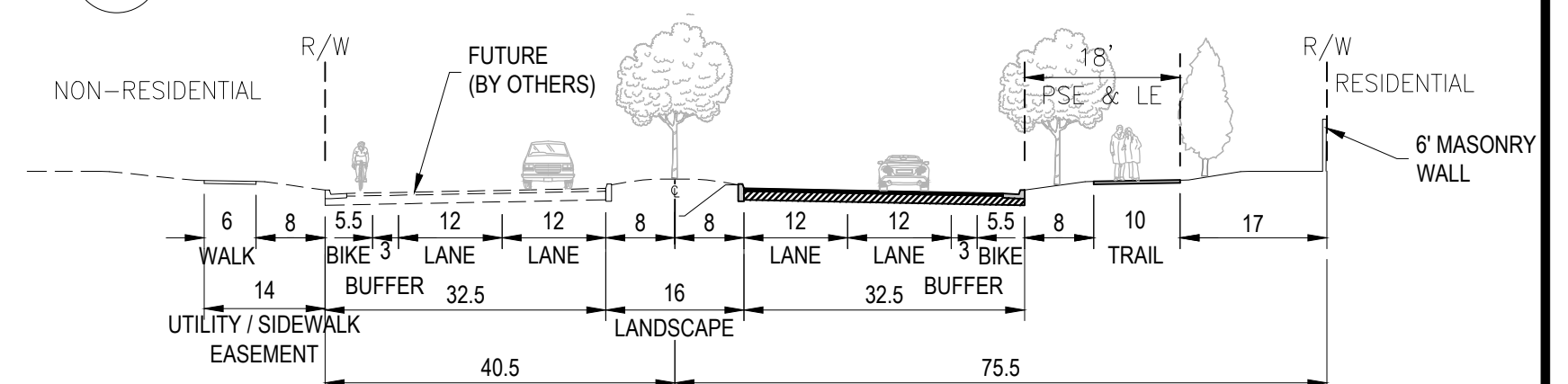
2 MAJOR COLLECTOR
LANDSCAPING BOTH SIDES
N.T.S.



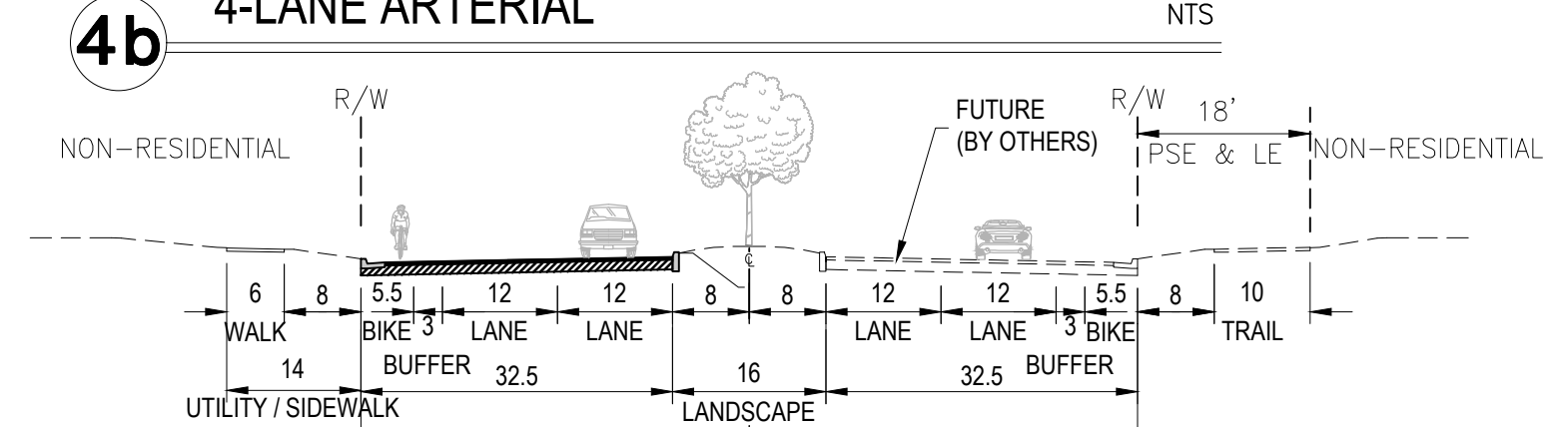
3a PEDRICK ROAD
MODIFIED ARTERIAL TO EXISTING
N.T.S.



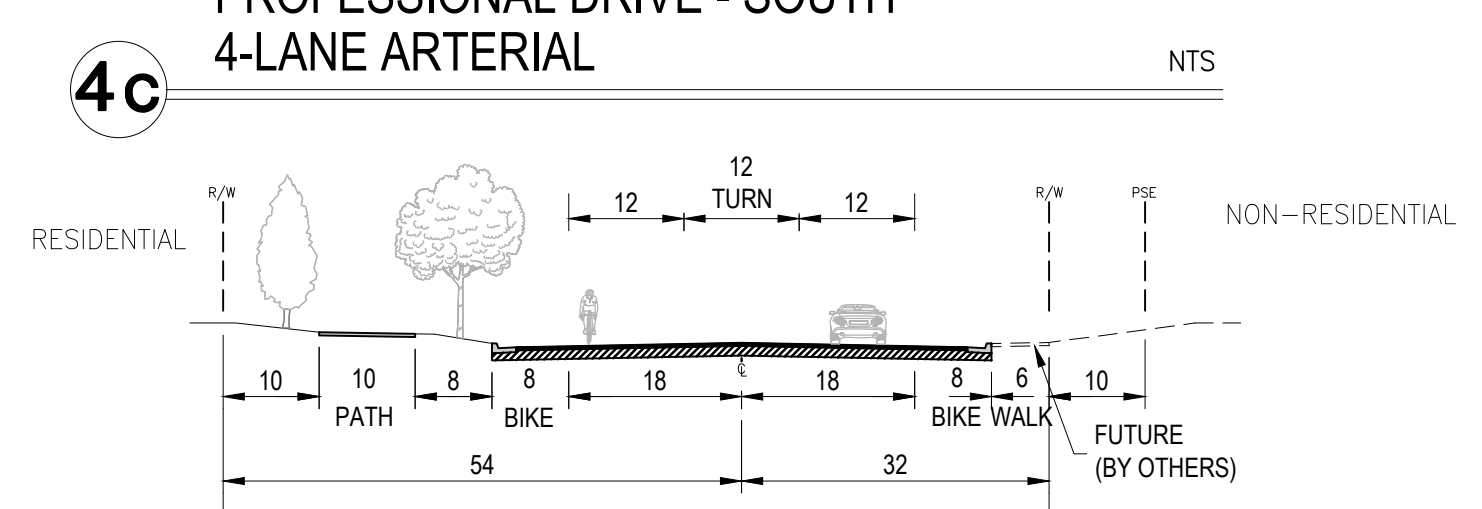
4a PROFESSIONAL DRIVE
4-LANE ARTERIAL
N.T.S.



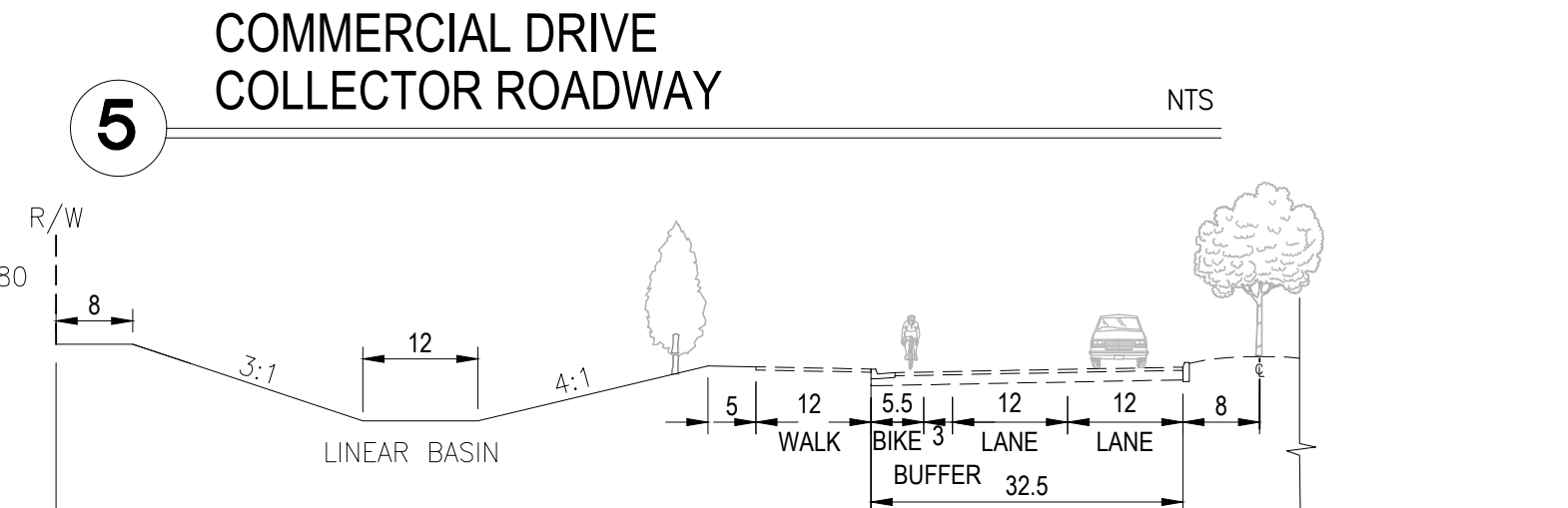
4b PROFESSIONAL DRIVE
4-LANE ARTERIAL
N.T.S.



4c PROFESSIONAL DRIVE - SOUTH
4-LANE ARTERIAL
N.T.S.

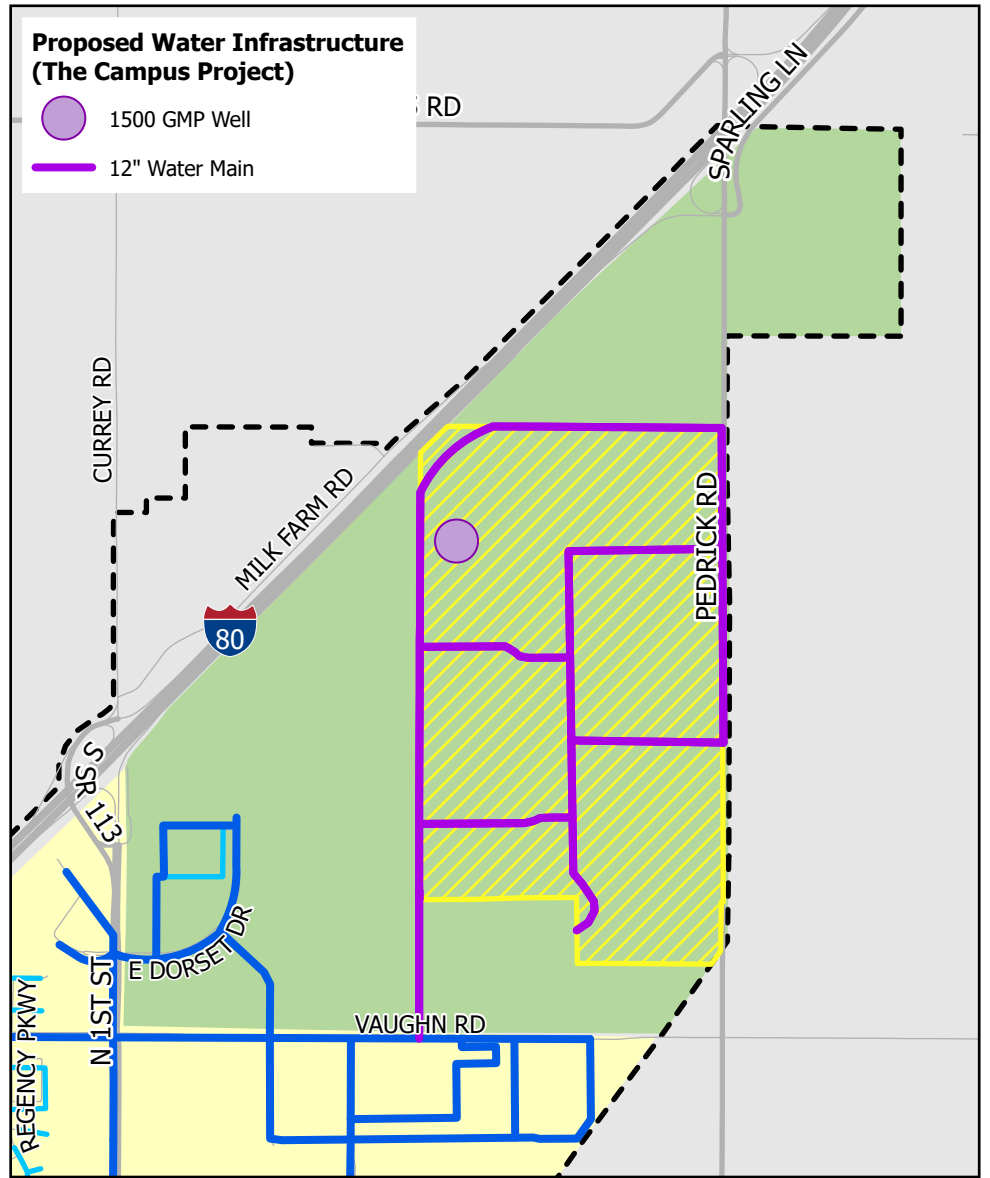
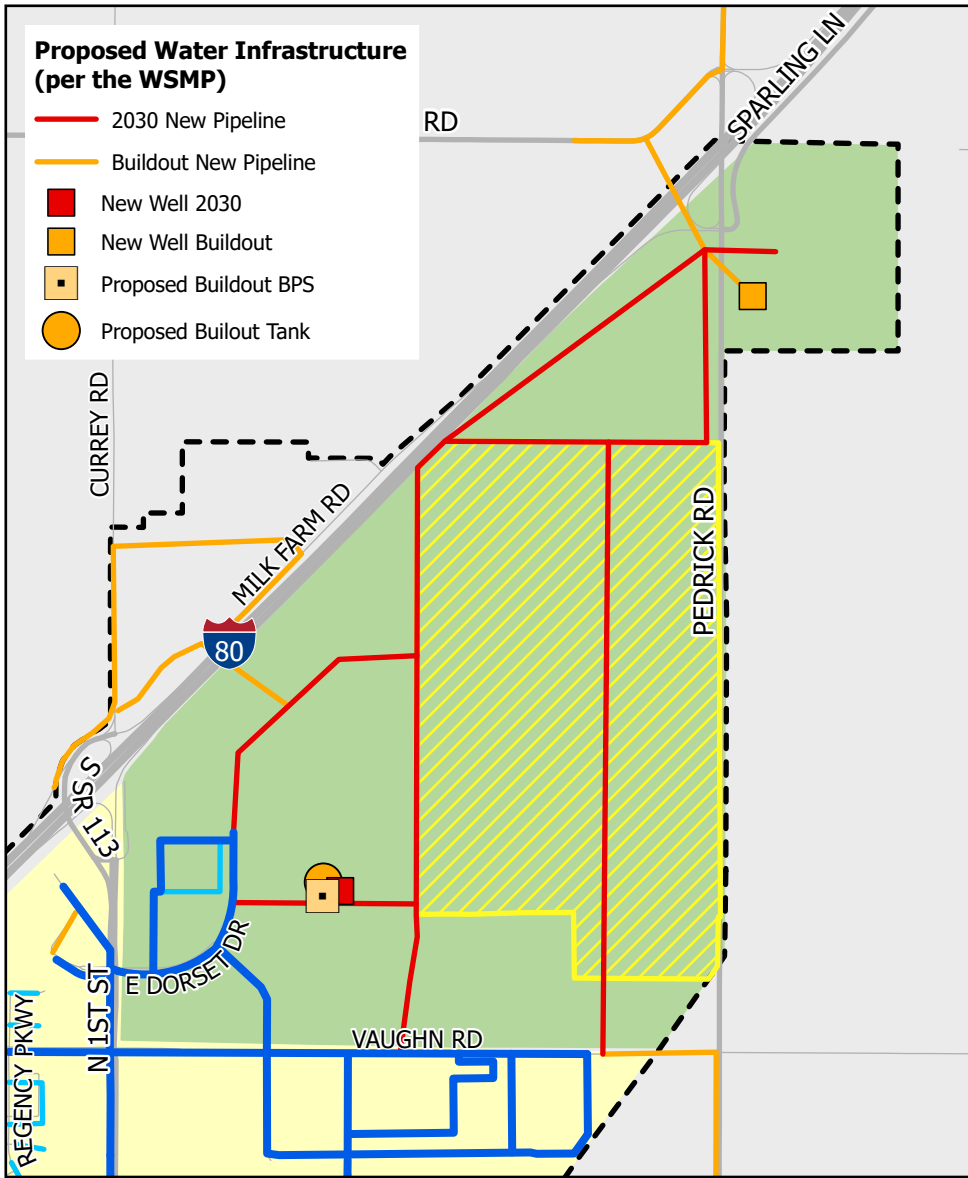


5 COMMERCIAL DRIVE
COLLECTOR ROADWAY
N.T.S.



6 PROFESSIONAL DRIVE
4-LANE ARTERIAL AT LINEAR BASIN
N.T.S.

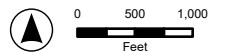
EMERALD DRIVE ENTERPRISE DRIVE ENTERPRISE DRIVE



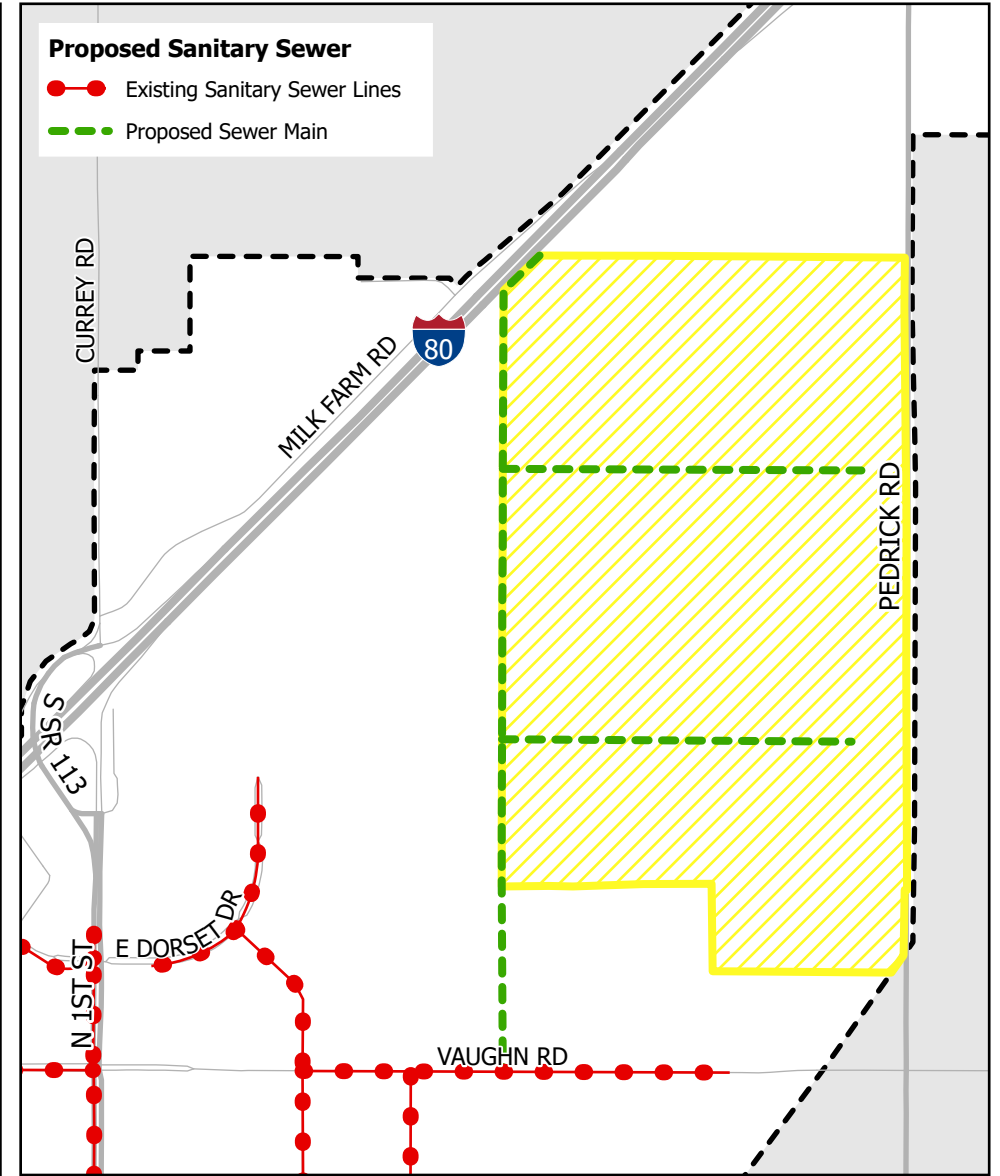
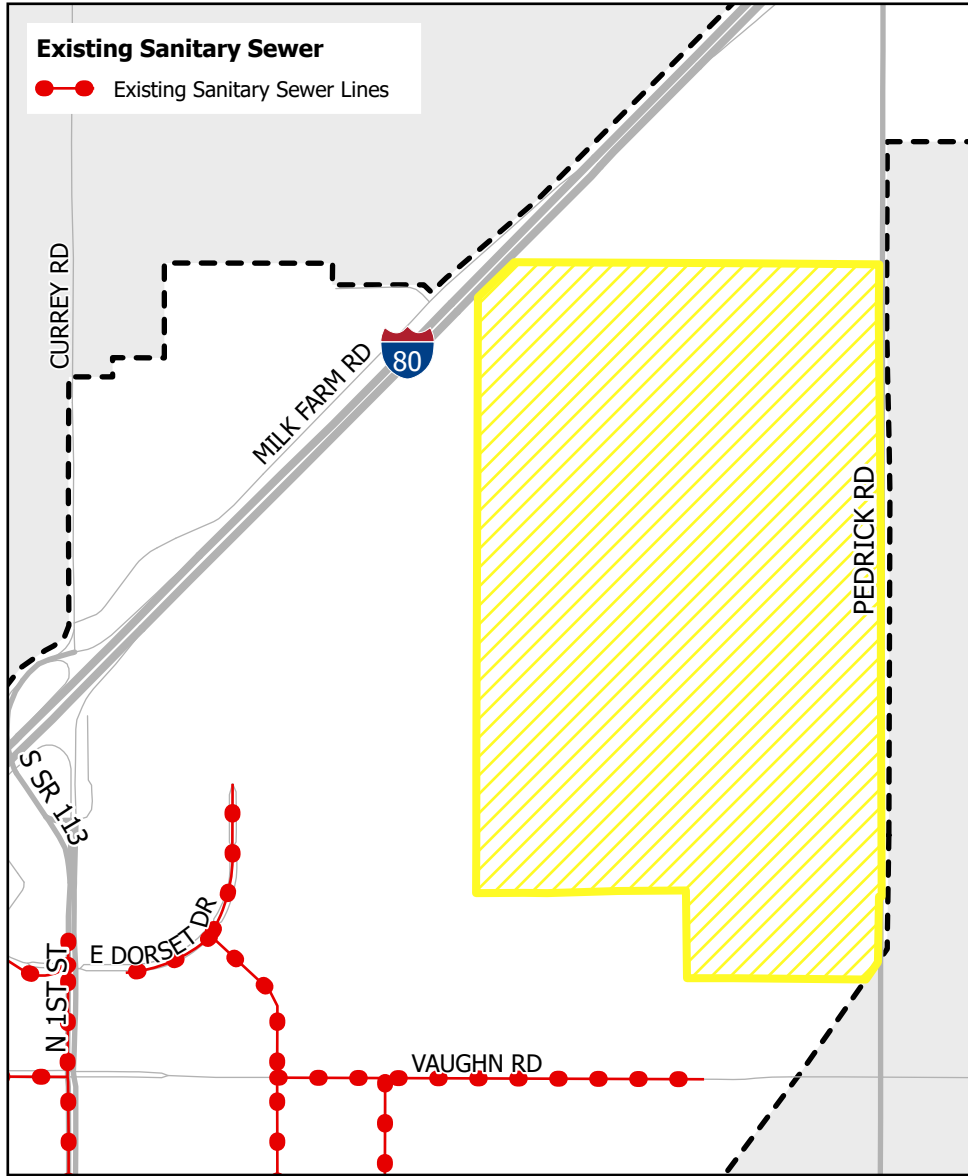
LEGEND

- The Campus Project Site
- Dixon City Boundary
- City Water Service Areas**
 - Core Zone
 - North Zone
- Existing Pipelines**
 - Less than 10-inch
 - 10-inch and Greater

THE CAMPUS

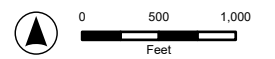


ATTACHMENT 7

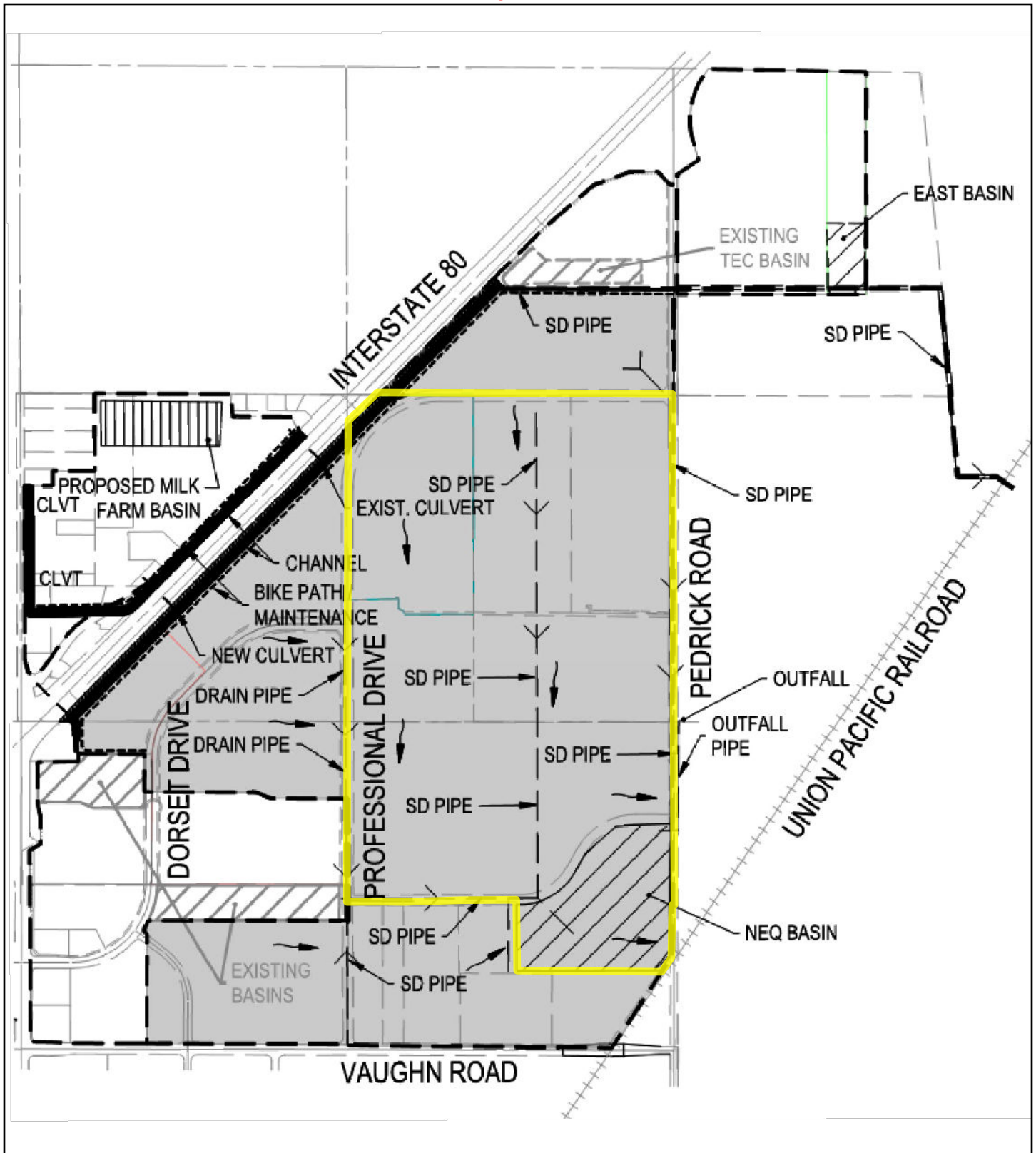


- LEGEND**
- The Campus Project Site
 - Dixon City Boundary




THE CAMPUS



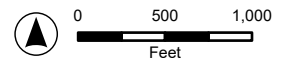
Attachment 7 - Utilities: Wastewater Distribution System



LEGEND

-  The Campus Project Site
-  Drainage Pipe (size is schematic)
-  Site Flow Direction
- SD Storm Drain

THE CAMPUS



Attachment 7 - Utilities: Drainage System

PLANT LEGEND

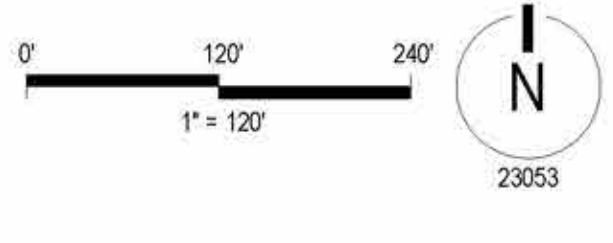
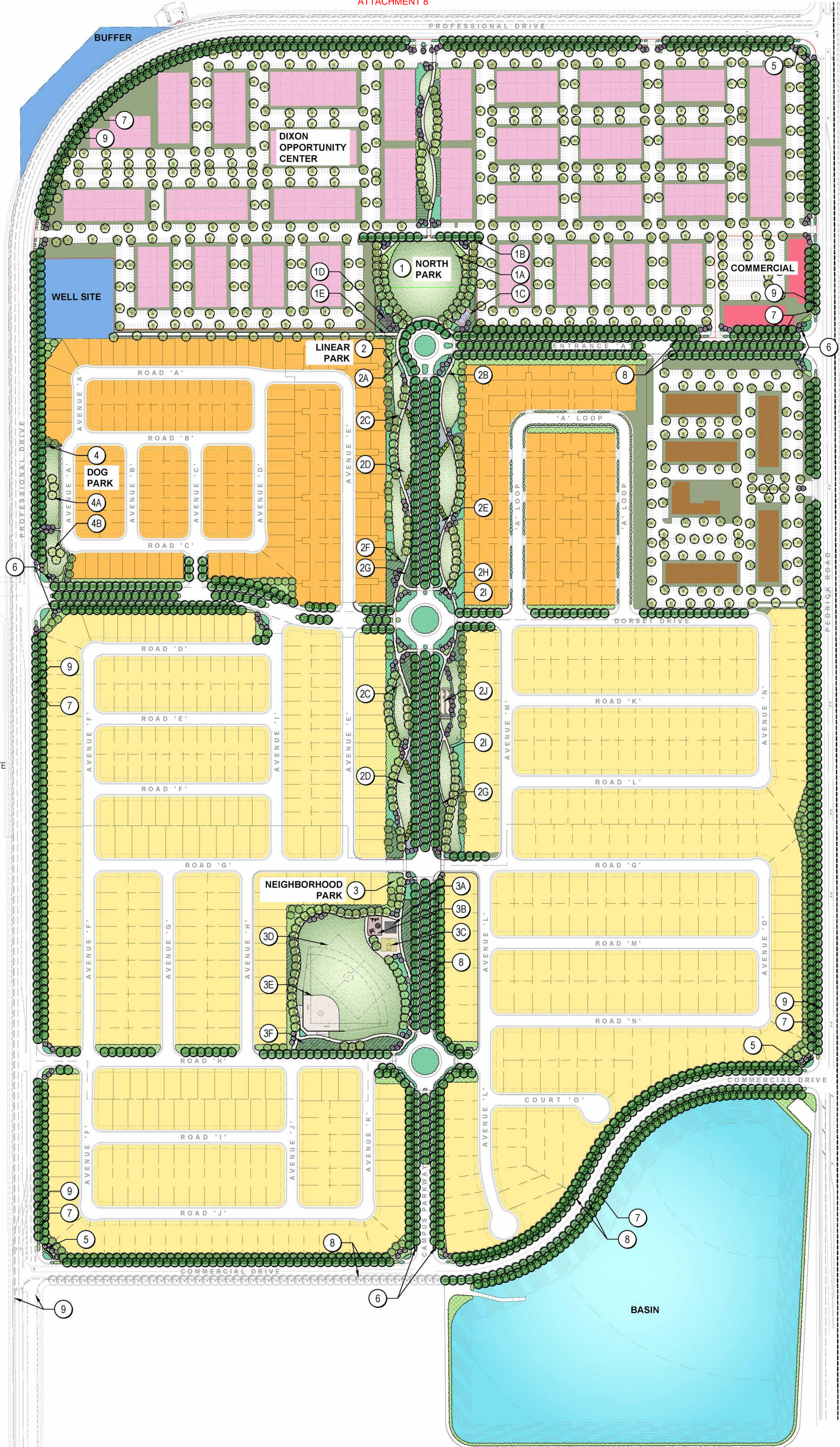
-  **STREET TREES**
STREET TREES FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. SAME SPECIES THROUGHOUT EACH STREET
-  **SHADE TREES**
MEDIUM TO BROAD CANOPY TREES USED TO PROVIDE SHADE. USED IN MASSING TO PROVIDE STRUCTURE AND WAYFINDING THROUGHOUT THE COMMUNITY
-  **ACCENT OR GATEWAY TREES**
SMALL/MEDIUM TREES, USED TO DENOTE WALKWAYS, TRANSITIONS BETWEEN PUBLIC & SEMI-PUBLIC REALMS
-  **SECONDARY TREE**
SMALL/MEDIUM SIZED TREES USED ADJACENT WALKS, ENTRIES, AND SMALL-SCALED SPACES.
-  **SCREENING TREE**
MEDIUM/LARGE SIZED EVERGREEN TREES USED BETWEEN PUBLIC SIDEWALK AND PRIVATE RESIDENTIAL AREA TO PROVIDE PRIVACY AND VISUAL BUFFER
-  **AREA 1 - NATURAL & ORNAMENTAL UNDERSTORY PLANTING**
-  **AREA 2 - MASS PLANTING & MEADOW GRASSES**
-  **AREA 3 - ACCENT & ENHANCED PLANTING**
-  **AREA 4 - STORMWATER SWALES & BASINS**
-  **TURF**

LAND USE LEGEND

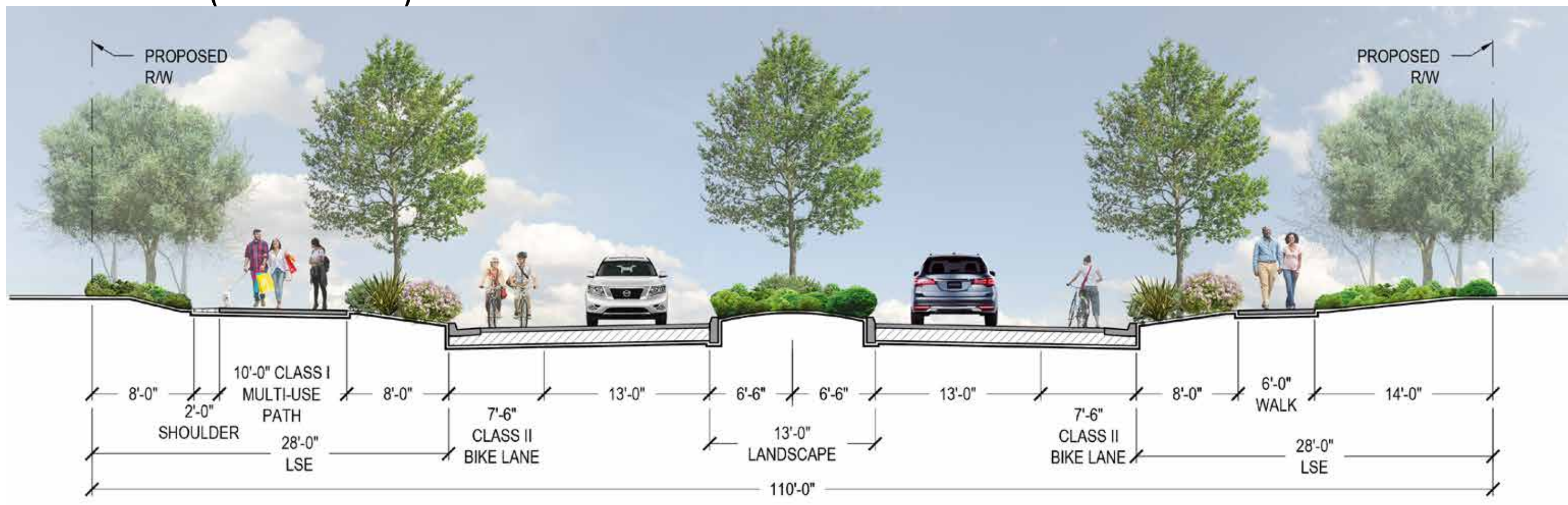
-  DIXON OPPORTUNITY CENTER
-  COMMUNITY COMMERCIAL
-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL

KEYNOTES

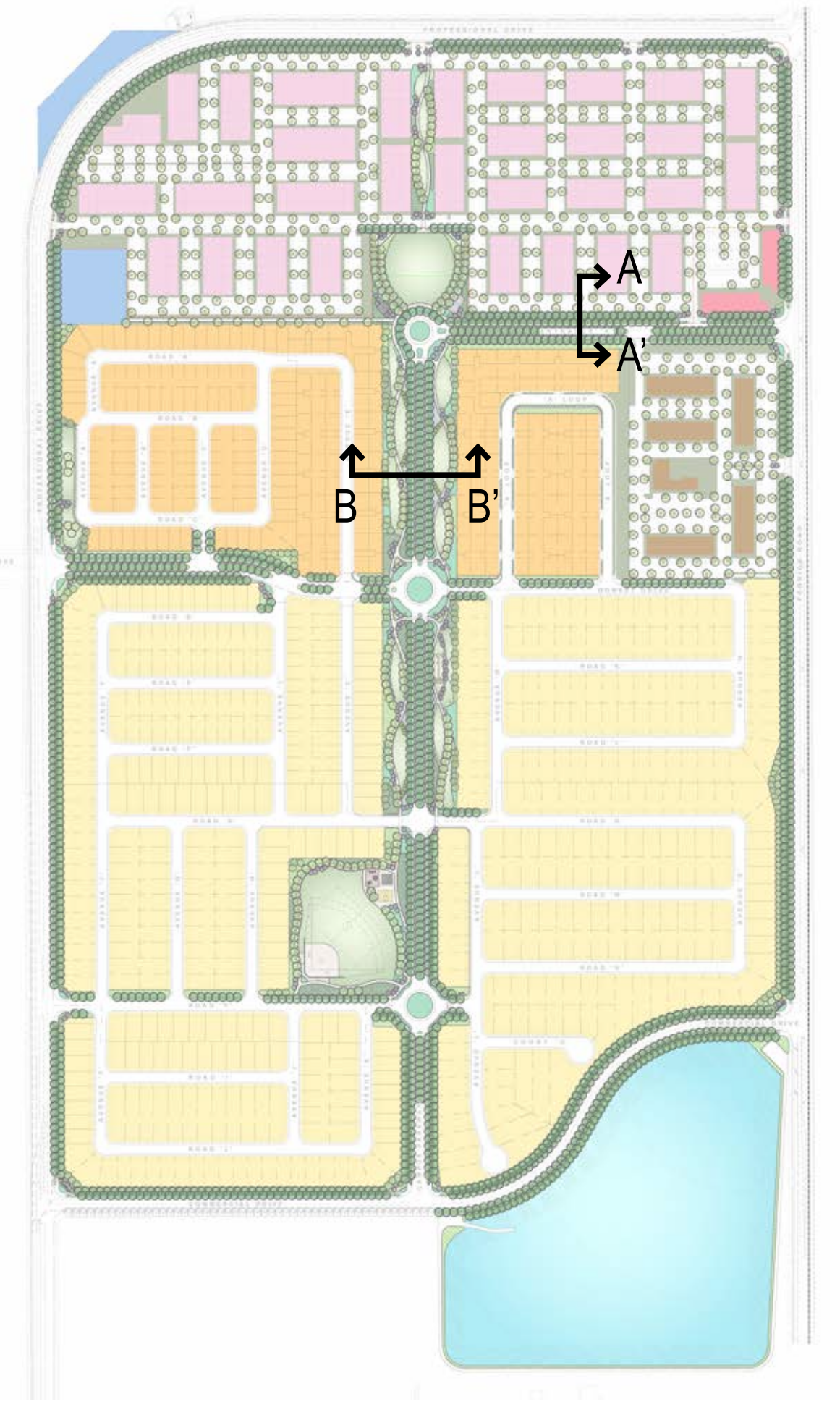
- 1 NORTH PARK (1.14 AC)**
- 1A POTENTIAL CONNECTION TO DIXON OPPORTUNITY CENTER, TYP.
- 1B OPEN TURF
- 1C ONE (1) PICKLEBALL COURT
- 1D COVERED PICNIC AREA
- 1E MAINTENANCE ACCESS TO WELL SITE
- 2 LINEAR PARK (7.17 AC)**
- 2A 10' CLASS I MULTI-USE PATH, TYP.
- 2B 8' PEDESTRIAN WALK, TYP.
- 2C DISC GOLF COURSE, TYP.
- 2D OPEN TURF, TYP.
- 2E STORMWATER SWALE, TYP.
- 2F POTENTIAL CONNECTION TO RESIDENTIAL PASEO, TYP.
- 2G LANDSCAPED BERM, TYP.
- 2H MONUMENT AT ROUNDABOUT, TYP.
- 2I BENCH PAD, TYP.
- 2J TWO (2) BOCCIE BALL COURTS
- 3 NEIGHBORHOOD PARK (4.96 AC)**
- 3A COVERED PICNIC AREA
- 3B PLAY AREA (AGE 5-12)
- 3C ONE (1) HALF COURT BASKETBALL
- 3D OPEN TURF AREA ENOUGH FOR A 240' X 150' SOCCER FIELD
- 3E ONE (1) SOFTBALL FIELD (225' OR 250')
- 3F LANDSCAPED BERM, TYP.
- 4 DOG PARK**
- 4A LARGE DOG (>30 LBS) AREA
- 4B SMALL DOG (≤30 LBS) AREA
- 5 PRIMARY ENTRY MONUMENT WITH ACCENT PLANTING**
- 6 SECONDARY ENTRY MONUMENT WITH ACCENT PLANTING**
- 7 10' CLASS I MULTI-USE PATH**
- 8 CLASS II BIKE LANE**
- 9 CLASS IV SEPARATED BIKEWAY**



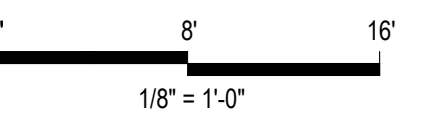
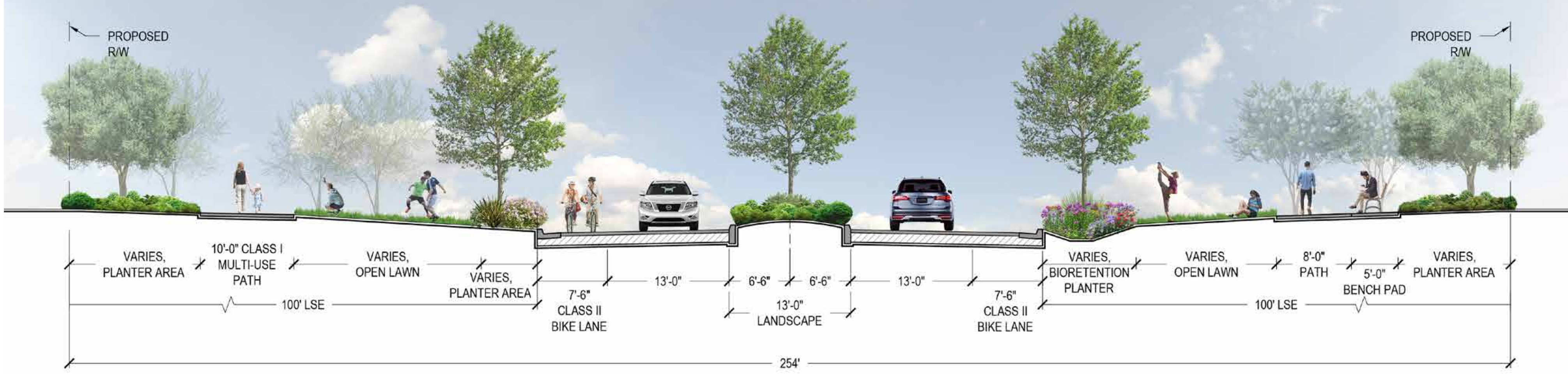
ENTRANCE 'A' (SECTION A-A):



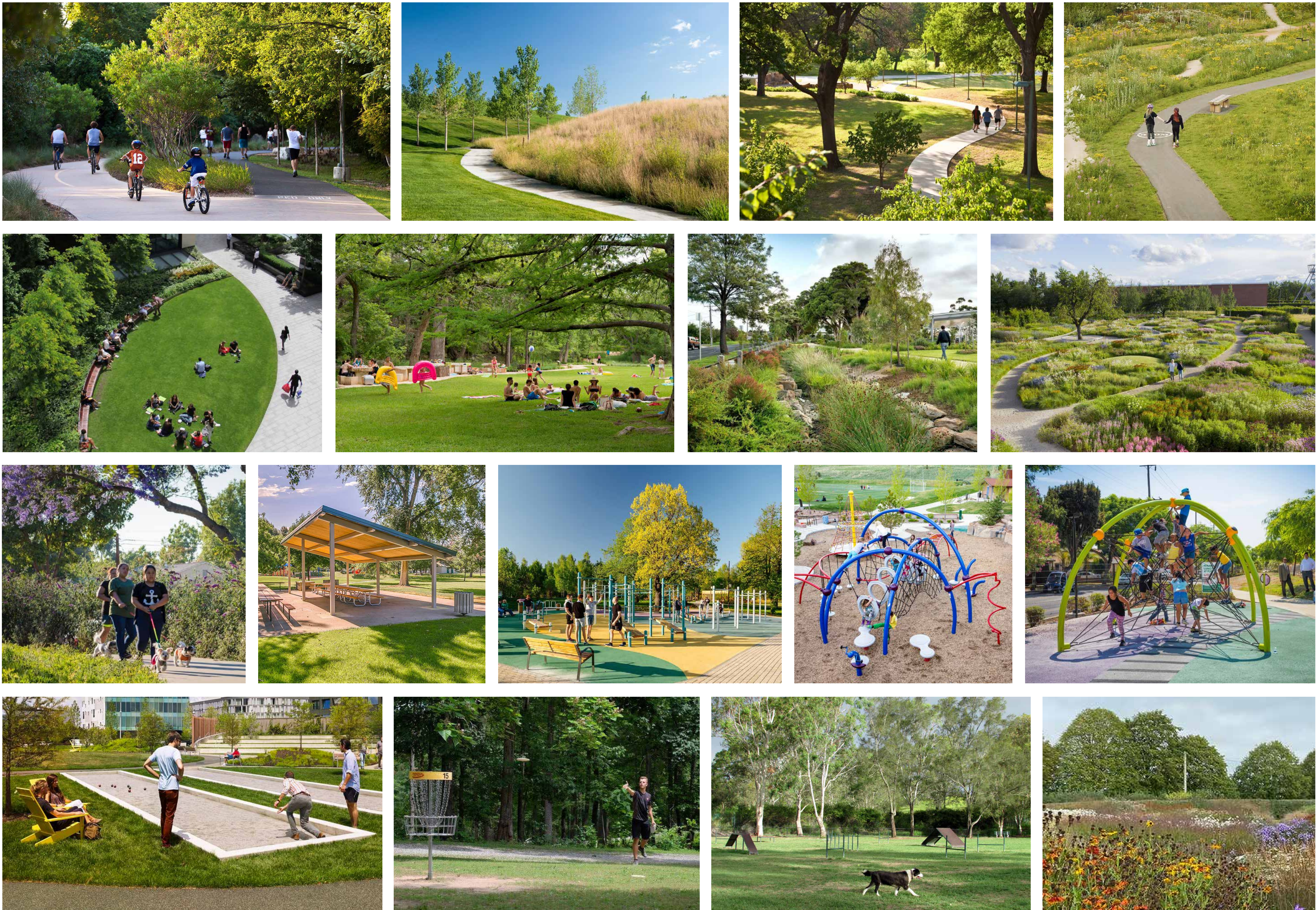
ATTACHMENT 8



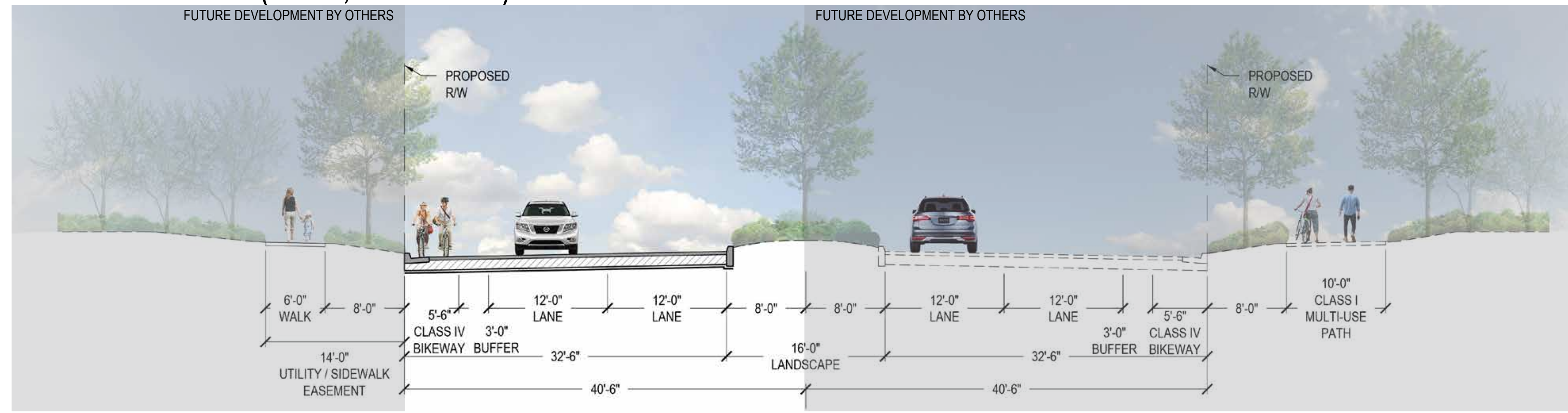
CAMPUS PARKWAY (SECTION B-B):



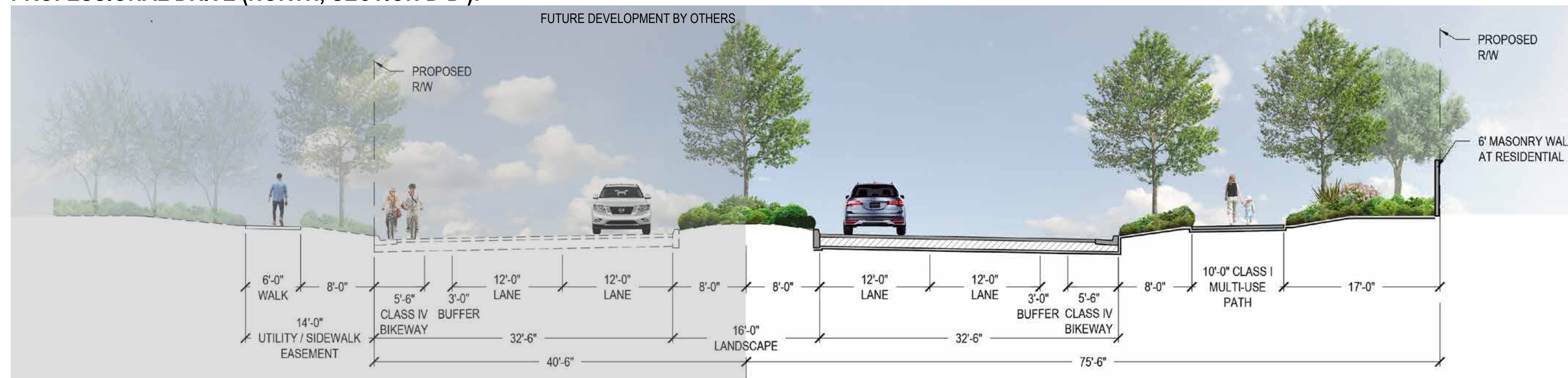
REPRESENTATIVE IMAGES: PARKS



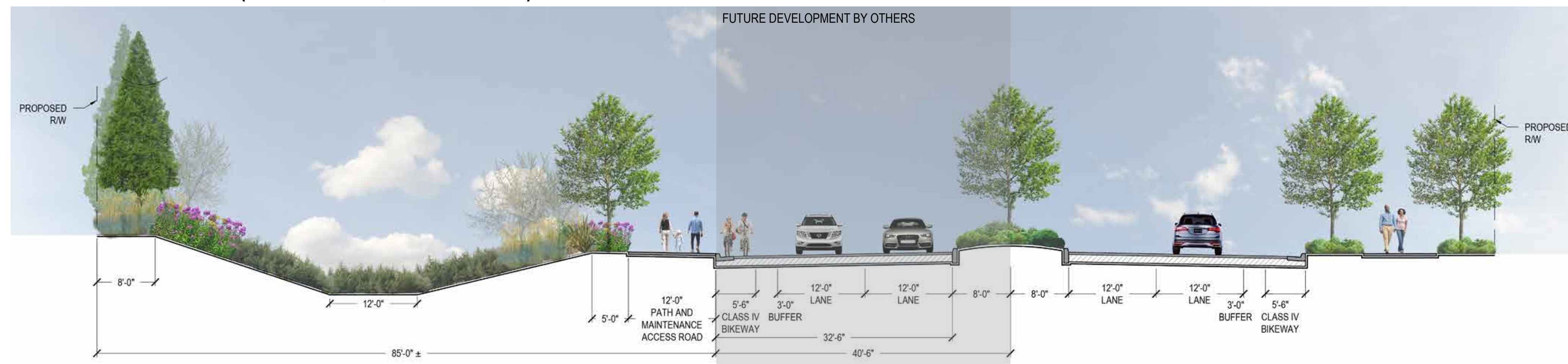
PROFESSIONAL DRIVE (SOUTH, SECTION C-C'):



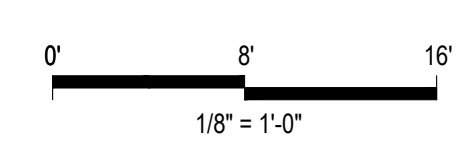
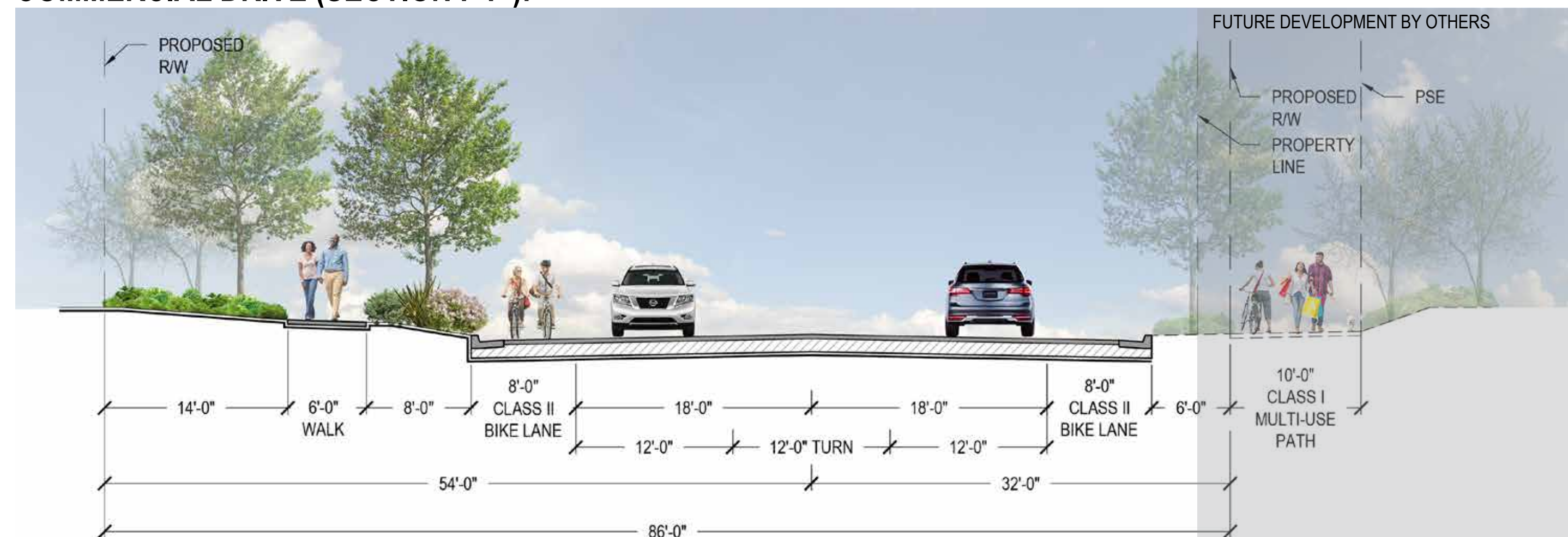
PROFESSIONAL DRIVE (NORTH, SECTION D-D'):



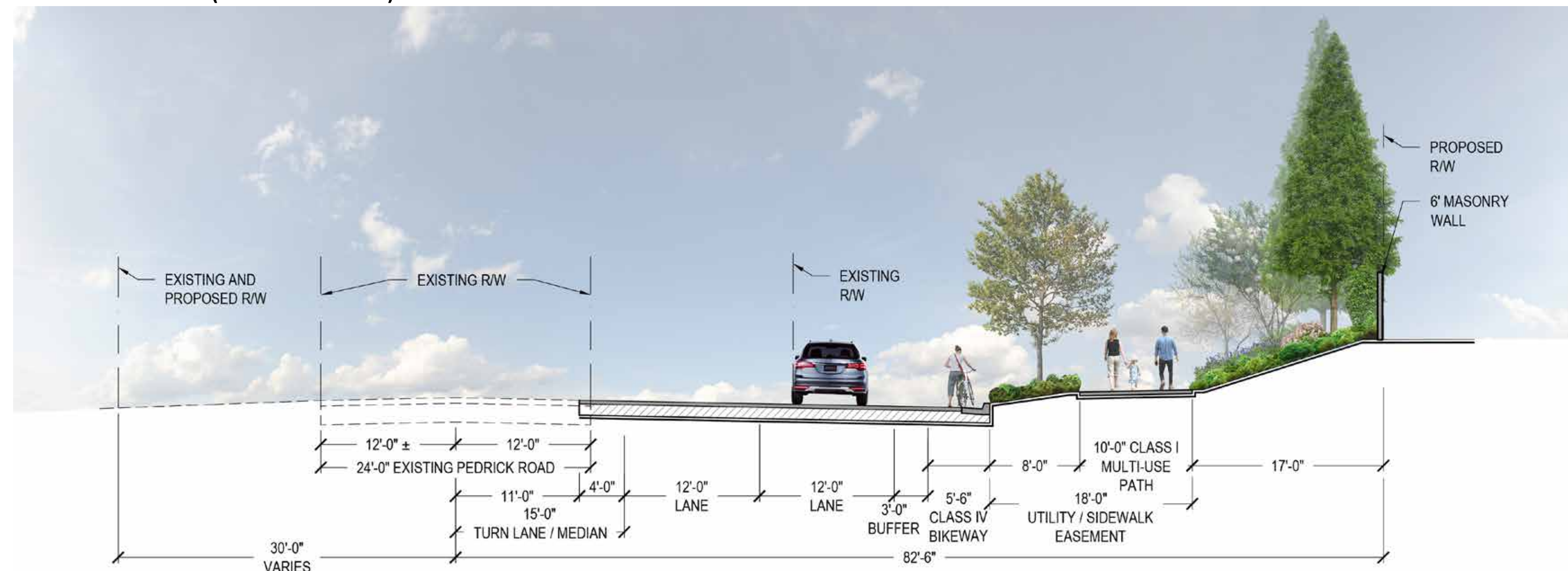
PROFESSIONAL DRIVE (WITH BUFFER, SECTION E-E'):



COMMERCIAL DRIVE (SECTION F-F'):



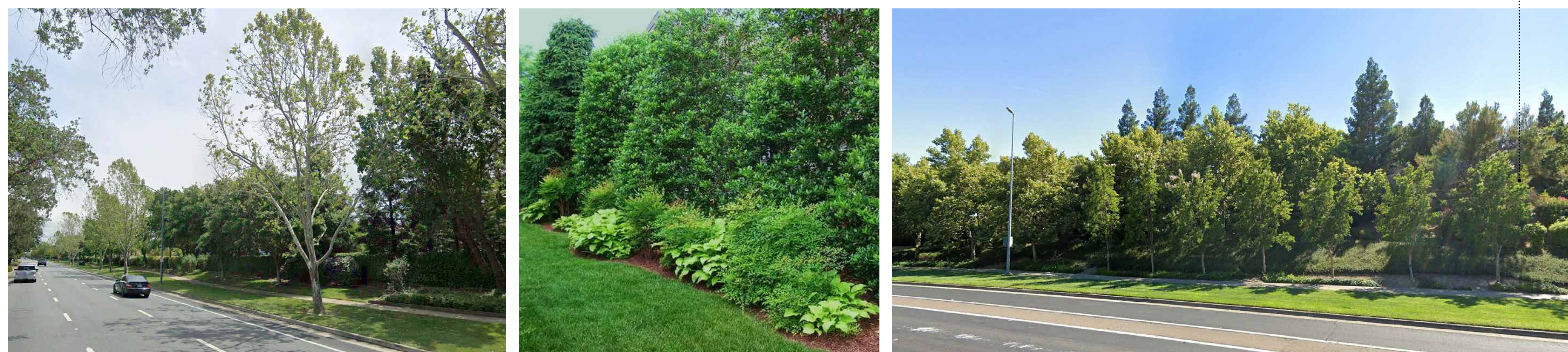
PEDRICK ROAD (SECTION G-G'):



PEDRICK ROAD EXISTING CONDITION:



REPRESENTATIVE IMAGES: PEDRICK ROAD LANDSCAPE SCREENING



Attachment 10 – Illustrative Architectural Designs

Low-Density Residential:



Multi-Family Residential:



Tech Campus:



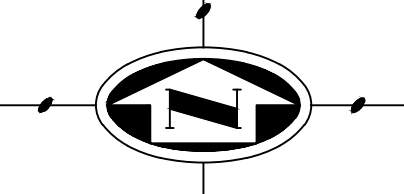
THE CAMPUS-EXISTING CONDITIONS PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

JULY 27, 2023 - SHEET 1 OF 3

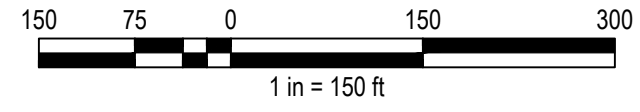
LEGEND

EXISTING RIGHT-OF-WAY
OR I.O.D. FOR ROADWAY

EXISTING EASEMENT
OR I.O.D. FOR P.S.E.



GRAPHIC SCALE



INTERSTATE 80 (I-80)

PEDRICK ROAD

NW 1/4 SECTION 12 T7N, R1E, MDM

DRIVE

PARCEL MAP
40 PM 38

VAUGHN ROAD

VAUGHN ROAD

RESULTANT PARCEL 5
DOC. NO. 201800004980

RESULTANT PARCEL 3-B
DOC. NO. 202000035613

RESULTANT PARCEL 5
DOC. NO. 202000035613

PARCEL 2
42 PM 56

PARCEL 1
42 PM 56

DOC. NO. 201800024130

DOC. NO. 201700043820

DOC. NO. 201900001989

20' S.I.D. EASEMENT PER
H&O OR 20'

DEED RESTRICTION
SQUAD COUNTY
DEPARTMENT OF
RESOURCE MANAGEMENT
DOC. NO. 2023-0019925

I.O.D. PER
41 P.M. 48
ACCEPTED PER
DOC. NO. 20030190774

15' I.O.D. FOR
S.E. 1/4 P.S.E.
FOR 41 P.M. 48
ACCEPTED PER
DOC. NO. 20030190774

20' S.I.D. EASEMENT PER
H&O OR 20'

I.O.D. PER
41 P.M. 48
ACCEPTED PER
DOC. NO. 20030190774

20' S.I.D. EASEMENT PER
H&O OR 20'

10' I.O.D. FOR
P.S.E. FOR 41 P.M. 38

I.O.D. PER
41 P.M. 48
ACCEPTED PER
DOC. NO. 20030190774

10' I.O.D. FOR
P.S.E. FOR 41 P.M. 38

20' P.S.E.
PER 41 P.M. 38

NO ACCESS RIGHTS
FOR TRUCKS OR TOWERS

POLE LINE EASEMENT TO POLE
FOR 100 FT. WIDTH ONLY

POLE LINE EASEMENT TO POLE
FOR 100 FT. WIDTH ONLY

POLE LINE EASEMENT TO POLE
FOR 100 FT. WIDTH ONLY

20' POLE POLELINE EASEMENT
FOR 100 FT. WIDTH ONLY

POINT OF BEGINNING
PARCEL 180

POINT OF BEGINNING
PARCEL 56

POINT OF BEGINNING
PARCEL 180

POINT OF BEGINNING
PARCEL 180

POINT OF BEGINNING
PARCEL 180

POINT OF BEGINNING
PARCEL 180

DATE PLOTTED: 2023-07-27 10:00:00 AM; PLOTTER: HP DesignJet T1100e; PLOT SCALE: 1 in = 150 ft; PLOT SHEET: 1 OF 3

ATTACHMENT 12 - VESTING LARGE LOT TENTATIVE PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

JULY 27, 2023 - SHEET 2 OF 3

SITE ADDRESS:

FEDRICK ROAD
DIXON, CA 95620

PROPOSED PARCELS

20 PARCELS

OWNER:

DIXON VENTURE, LLC
401 WATT AVENUE
SACRAMENTO, CA 95864
PHONE: (916) 984-7621
EMAIL: GREG.BARDINI@MPENGR.COM

CITY OF DIXON

STORM DRAINAGE
SANITARY SEWER
WATER
ELECTRICITY
RECYCLED WATER
FIRE PROTECTION
POLICE PROTECTION
SOLID WASTE

PLANNER/ENGINEER

MORTON & PITALO, INC.
600 COOLIDGE DR, SUITE 140
FOLSOM, CA 95630
PHONE: (916) 984-7621
CONTACTS: GREG BARDINI
EMAIL: GBARDINI@MPENGR.COM

ZONING

LIGHT INDUSTRIAL (ML)
PLANNED UNIT DEVELOPMENT (PUD)

APN

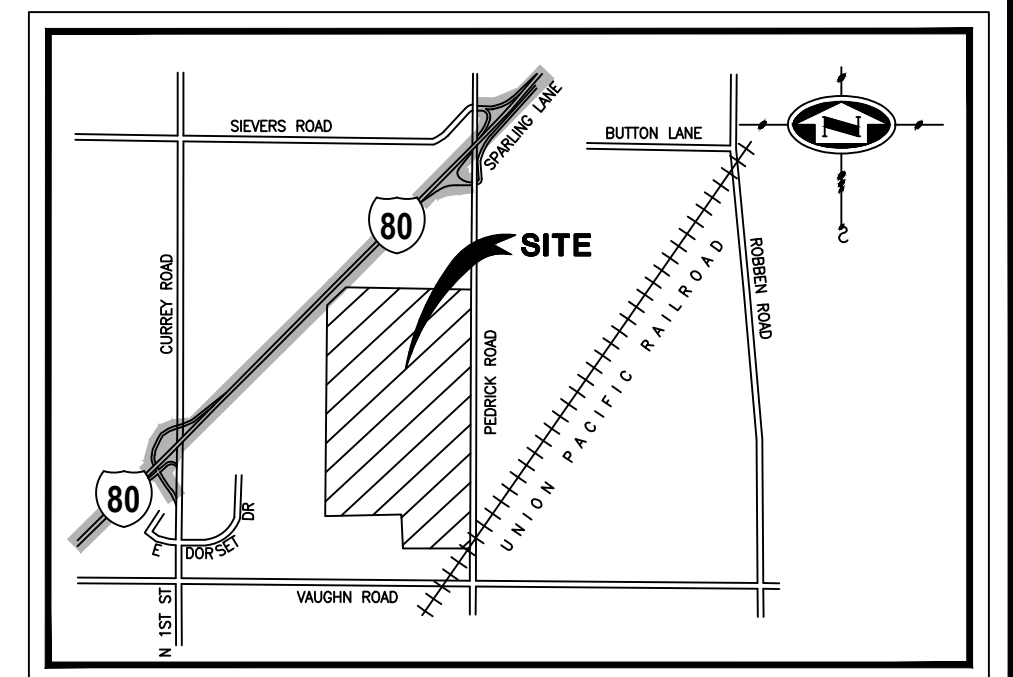
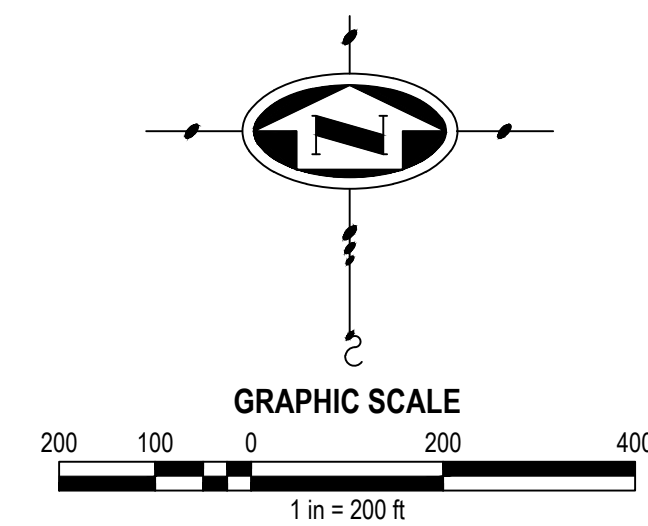
0111-040-010, 020, 030, 040
0111-080-050

UTILITY PROVIDERS

GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: WAVE

AREA

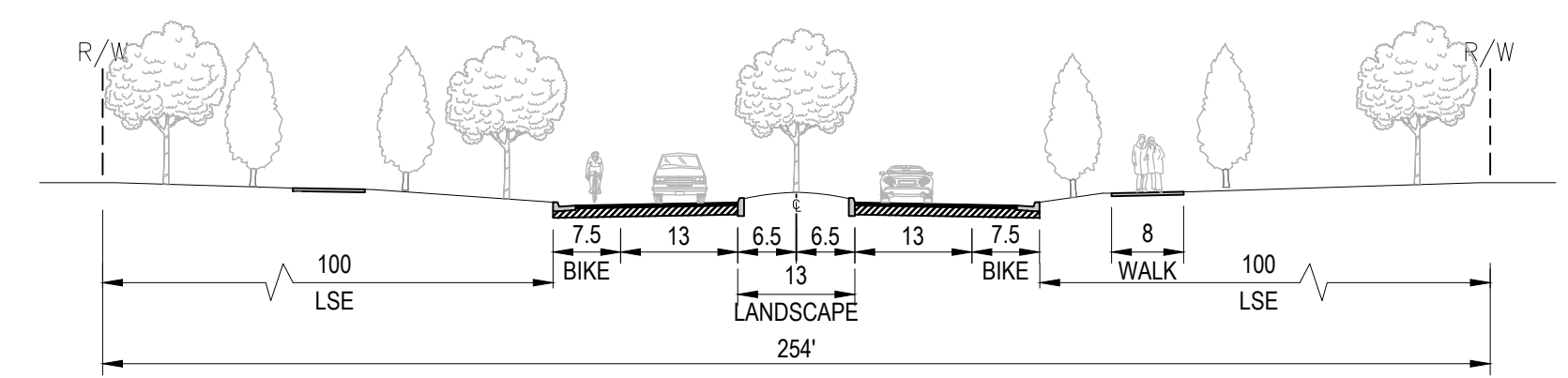
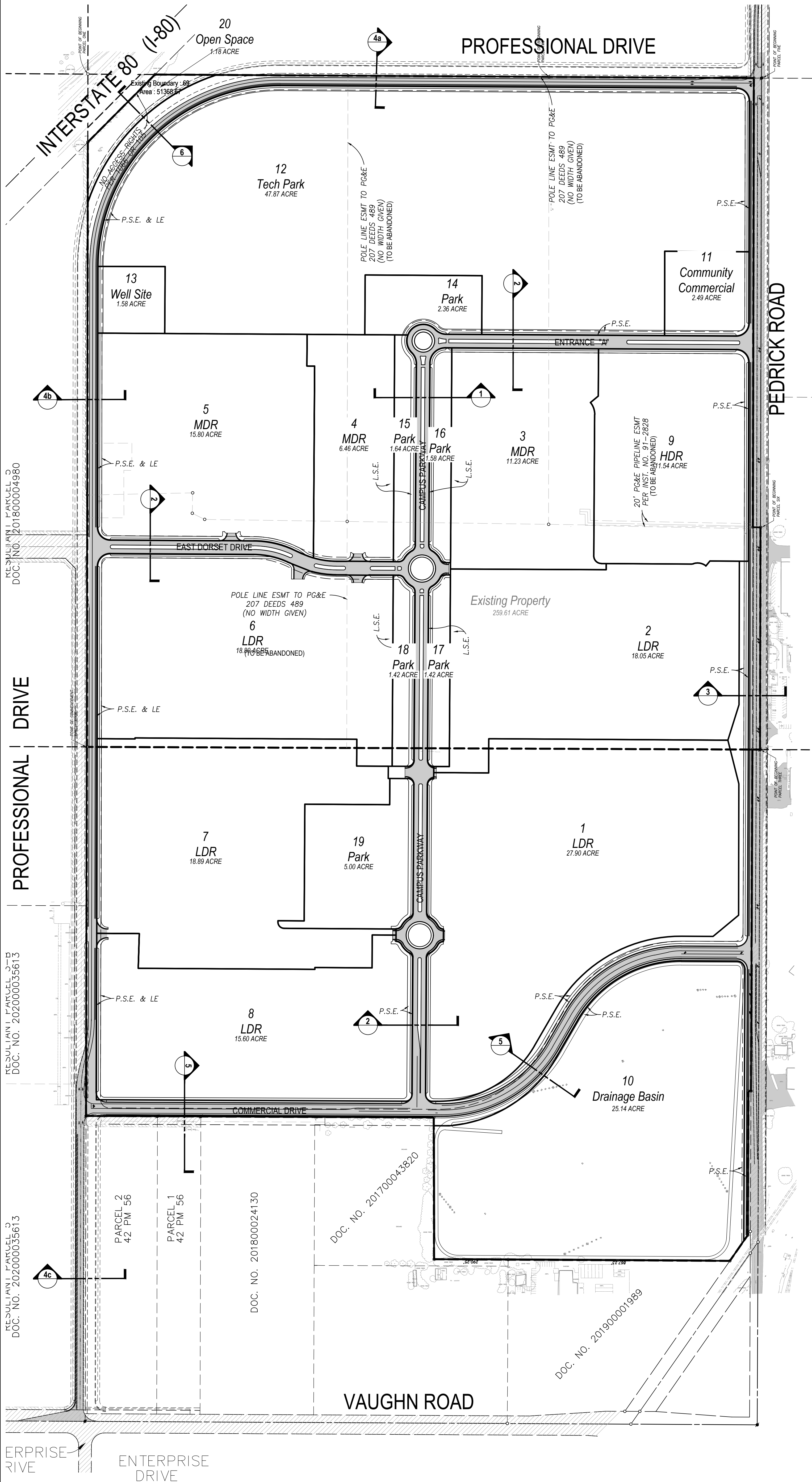
259± AC.



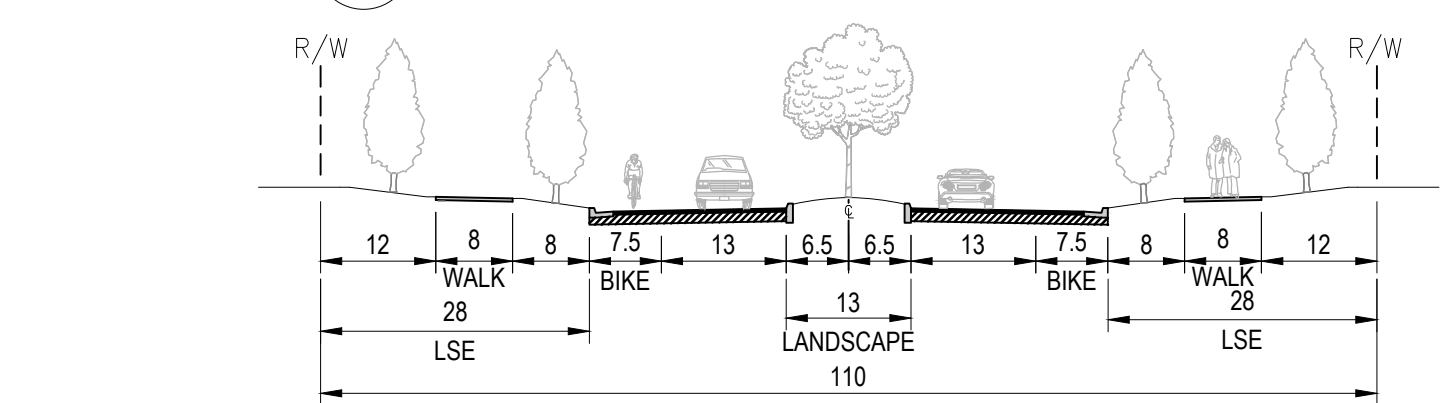
VICINITY MAP
N.T.S.

1. LOT LINES MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF DIXON.
2. PURSUANT TO GOVERNMENT CODE SECTION 66455.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
3. LOTS MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED PUBLIC SAFETY ISSUES ARE ADDRESSED, SUBJECT TO THE APPROVAL OF THE CITY OF DIXON. MODIFICATIONS TO UTILITY SERVICE, ACCESS, AND THE PARCELIZATION SCHEME ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF DIXON COMMUNITY DEVELOPMENT DEPARTMENT.
4. MINOR ADJUSTMENT TO THE DEPICED LOT AND STREET PATTERN IS PERMITTED PROVIDED THE OVERALL DEVELOPMENT PATTERN REMAINS SUBSTANTIALLY THE SAME, SUBJECT TO THE APPROVAL OF THE CITY OF DIXON.
5. COMMON AREA LOTS ARE TO BE CONVEYED TO, AND MAINTAINED BY, THE CITY OF DIXON.
 - 5.1. LOT 20 IS LANDSCAPE/DRAINAGE LOT TO BE DEDICATED TO THE CITY OF DIXON FOR LANDSCAPE AND DRAINAGE PURPOSES
 - 5.2. LOTS 15 THRU 19 ARE LANDSCAPE LOT TO BE DEDICATED TO THE CITY OF DIXON OF PARK PURPOSES
 - 5.3. LOT 10 IS A DRAINAGE BASIN TO BE DEDICATED TO THE CITY OF DIXON FOR DRAINAGE PURPOSES
6. PROPOSED EASEMENT WIDTHS AND ALIGNMENTS SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN, AND SUBJECT TO THE APPROVAL OF THE CITY OF DIXON.
7. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
 - 7.1. 20' PG&E PIPELINE EASEMENT PER INST. NO. 91-2828
 - 7.2. PG&E POLELINE EASEMENT PER 207 DEEDS 489

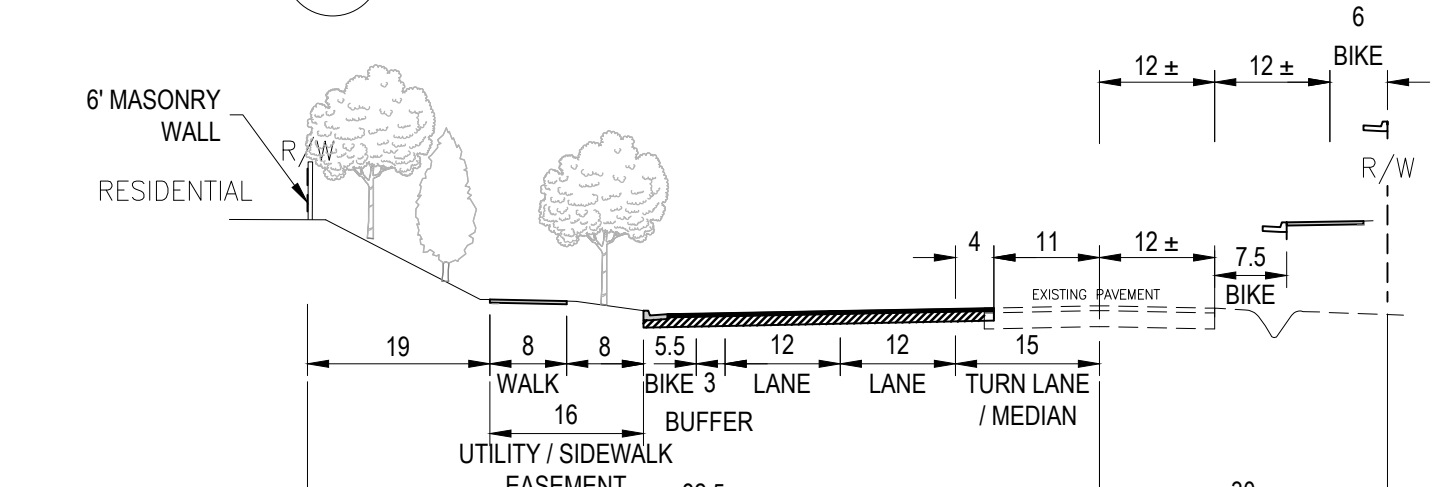
TENTATIVE MAP NOTES



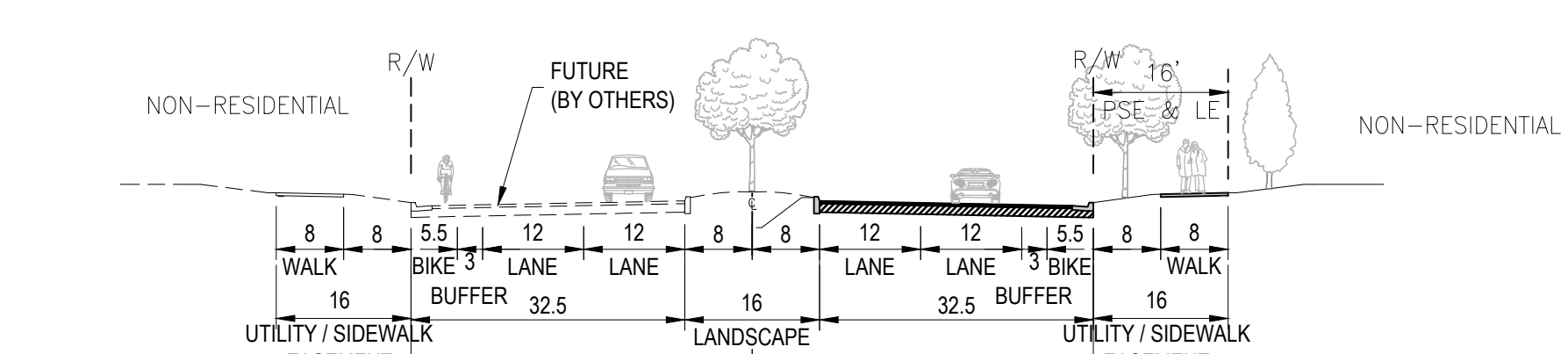
1 MAJOR COLLECTOR ADJACENT TO LINEAR PARK NTS



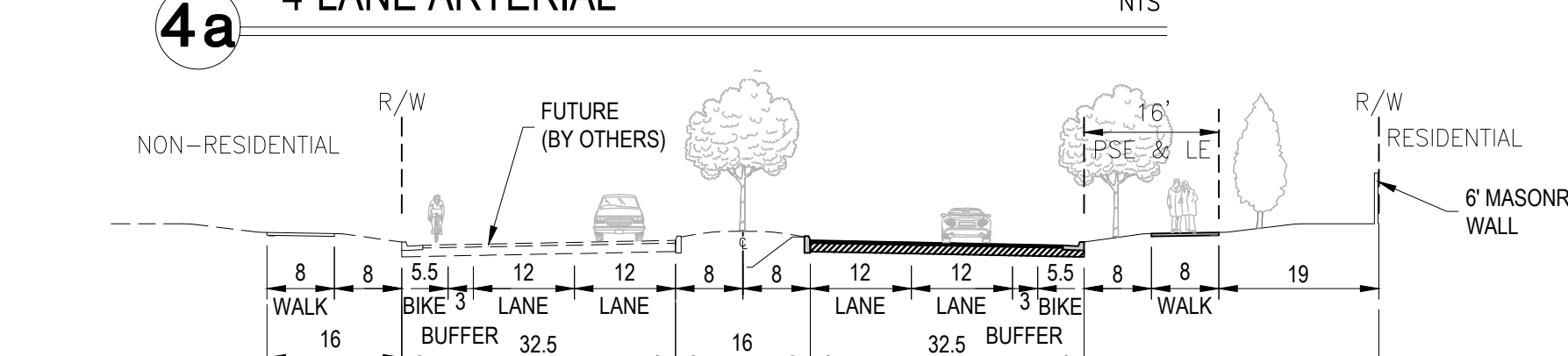
2 MAJOR COLLECTOR LANDSCAPING BOTH SIDES NTS



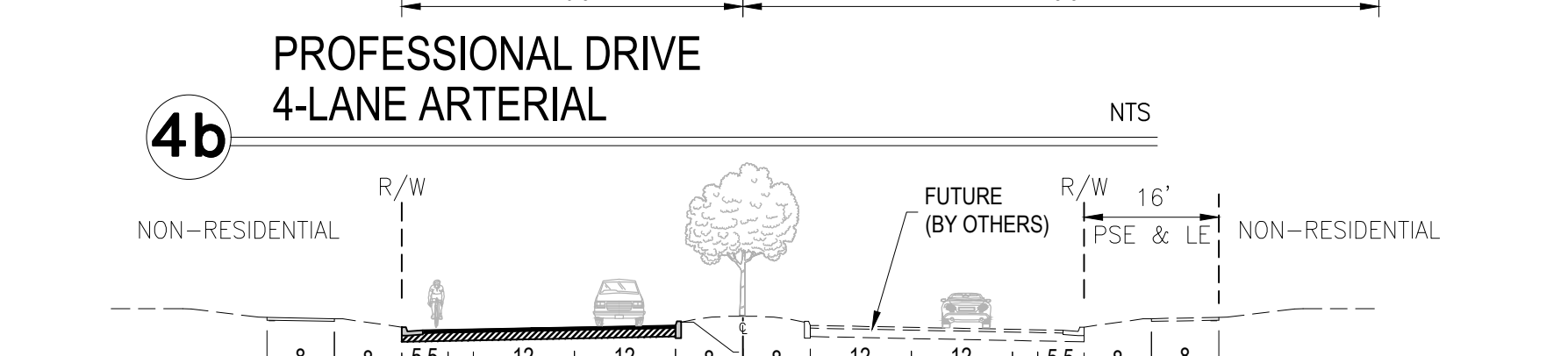
3 PEDRICK ROAD MODIFIED ARTERIAL TO EXISTING NTS



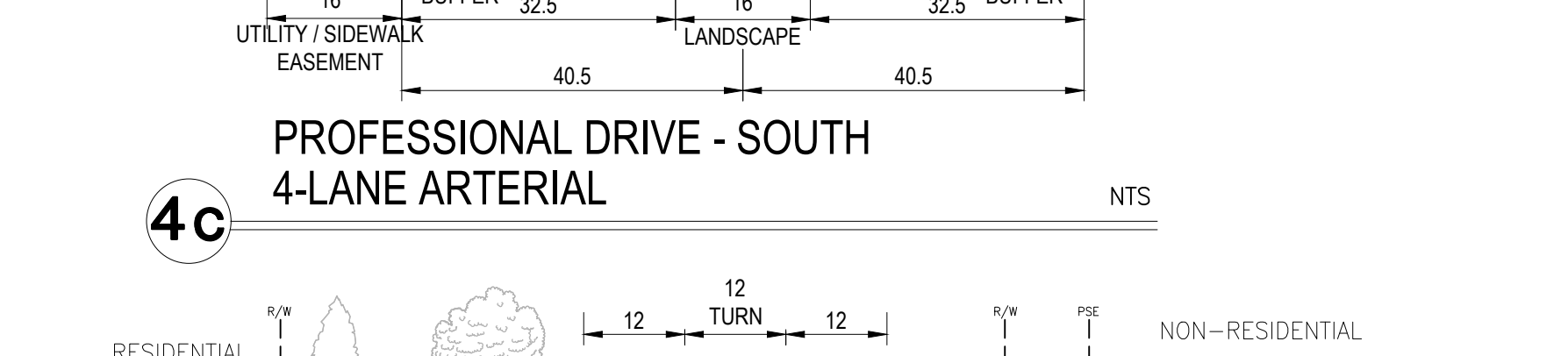
4a PROFESSIONAL DRIVE 4-LANE ARTERIAL NTS



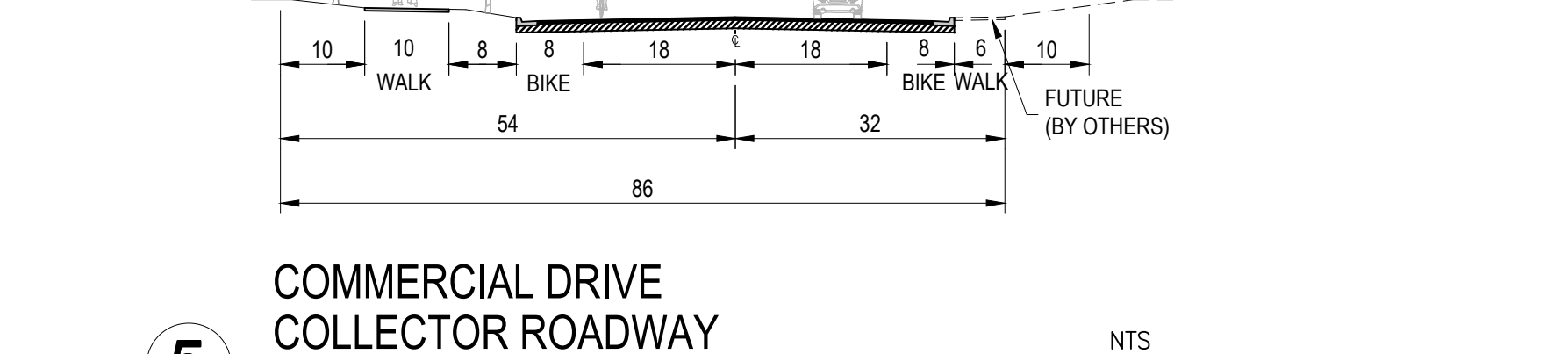
4b PROFESSIONAL DRIVE 4-LANE ARTERIAL NTS



4c PROFESSIONAL DRIVE - SOUTH 4-LANE ARTERIAL NTS



5 COMMERCIAL DRIVE COLLECTOR ROADWAY NTS



6 PROFESSIONAL DRIVE 4-LANE ARTERIAL AT LINEAR BASIN NTS

NOTES:

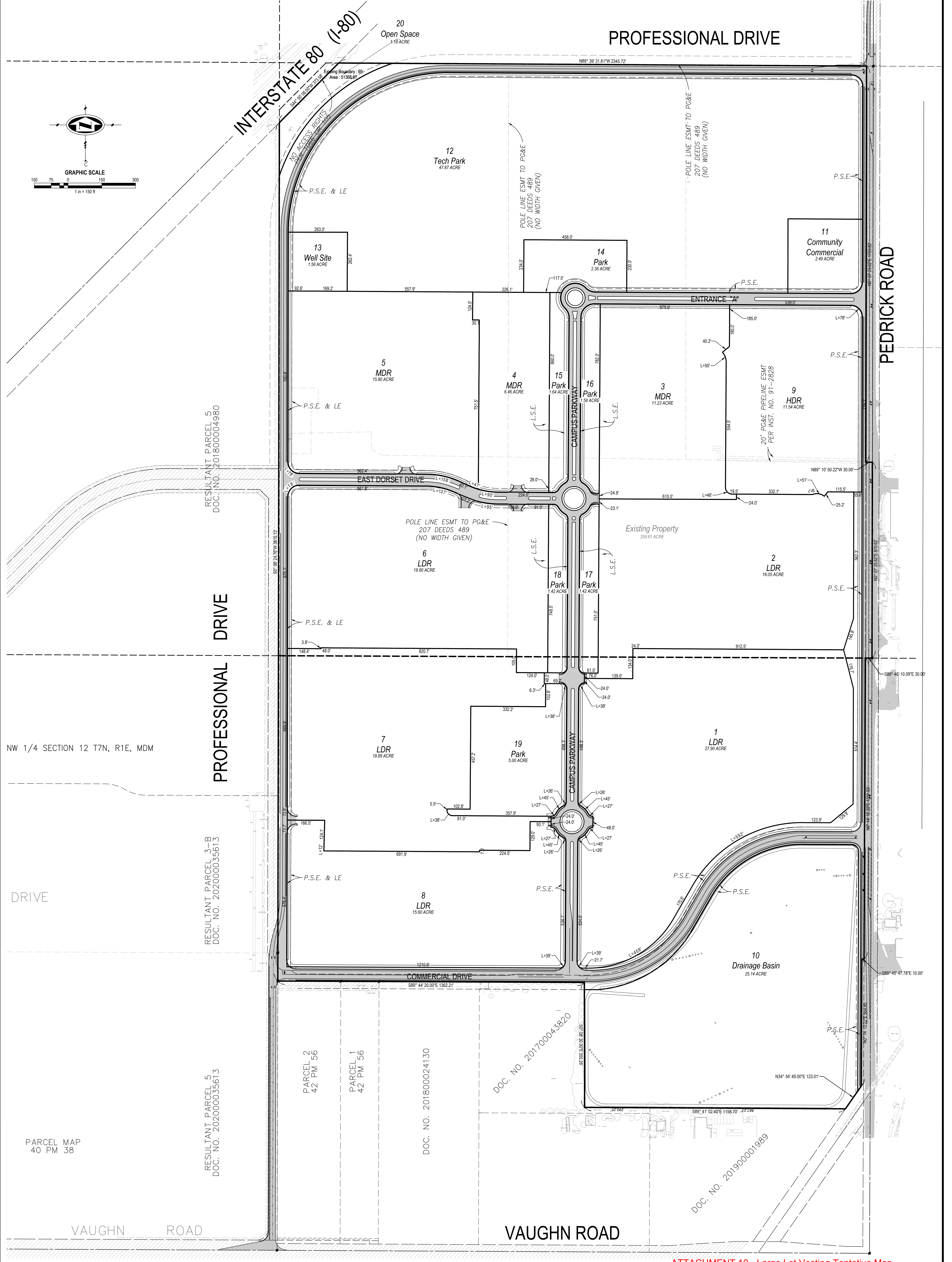
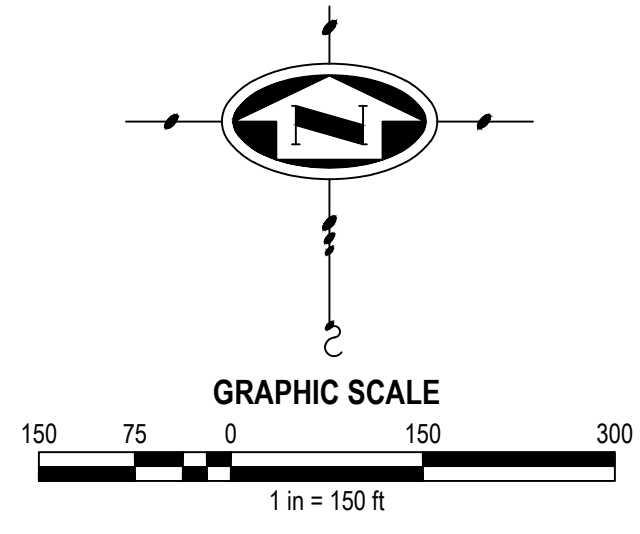
THIS MAP MAY BE RECORDED IN PHASES.

ROADWAY DEDICATIONS SHALL BE PROVIDED AS AN IRREVOCABLE OFFER OF DEDICATION (I.O.D.) CITY ACCEPTANCE UPON COMPLETION AND ACCEPTANCE OF ROADWAY IMPROVEMENTS.



THE CAMPUS-VESTING LARGE LOT TENTATIVE PLAN NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)

JULY 27, 2023 - SHEET 3 OF 3



RESULTANT PARCEL 5
DOC. NO. 201800004980

PROFESSIONAL DRIVE

RESULTANT PARCEL 3-B
DOC. NO. 202000035613

NW 1/4 SECTION 12 T7N, R1E, MDM

DRIVE

RESULTANT PARCEL 5
DOC. NO. 202000035613

PARCEL 2
42 PM 56

PARCEL 1
42 PM 56

DOC. NO. 2018000024130

DOC. NO. 201700043820

DOC. NO. 201900001989

PARCEL MAP
40 PM 38

VAUGHN ROAD

VAUGHN ROAD

SOLANO COUNTY WATER AGENCY



February 5, 2024

City of Dixon
City Council
Planning Commission
600 East A. St.,
Dixon, CA 95620

Subject: The Campus / Dixon 257 Project

Dear Council and Commission members,

The Solano County Water Agency (SCWA) along with the City of Dixon (City), Dixon RCD (DRCD), Solano County (County), Reclamation District 2068 (RD2068), and the Dixon Regional Watershed Joint Powers Authority (JPA) staff have collaborated since 2018 to facilitate technical work and discussions meant to update a subsection of the Dixon Regional Watershed Management Plan (DWMP) from 2001. The DWMP was a collaboration between several partners listed above and led to the construction of the Dixon Pond A and Lateral 1 and the Dixon Pond C projects funded by the City.

The SCWA began the Phase 1 Update of the DWMP in 2018, which evaluated drainage impacts from the City's Northeast Quadrant (NEQ) and County's Agricultural Industrial Services Area (AISA) on the DRCD Tremont 3 Drain and downstream impacts to RD 2068. The Phase 2 Update, which occurred from 2020-2023 focused on a peer review of local drainage standards, peer review of the Dixon Regional Model, development and modeling of drainage mitigation alternatives for the Tremont 3 Watershed and led to some initial development of the City's Interim NEQ solution.

At the July 13, 2023 SCWA Board Meeting, the Board approved the Phase 3 Update to the DWMP, jointly funded by SCWA and the City of Dixon. Most recently, the regional stakeholders met on January 18, 2024 to discuss a Technical Memorandum on 3 of 7 Tasks in the current scope of work. Facilitating this process remains a high priority for SCWA while recognizing that the issues to be addressed are nuanced and multifaceted. This process is ongoing and SCWA wants to ensure that all stakeholders are on the same page with respect to our understanding of the existing technical issues, proposed short and medium-term mitigation measures, and long-term mitigation measures for the region. This is especially important considering the proposed change of the 260-Acre site in the NEQ Specific Plan and potential impacts to the Tremont 3 drainage system that may impact Solano County, DRCD, and RD 2068.

810 Vaca Valley Parkway, Suite 203
Vacaville, California 95688
Phone (707) 451-6090 • FAX (707) 451-6099
www.scwa2.com



SOLANO COUNTY WATER AGENCY



SCWA understands and recognizes that development is important to the City of Dixon. SCWA is not a land-use agency, but instead a resource on water related issues for all the Solano member and partner agencies. For the last 30 years, SCWA has been periodically asked to help facilitate drainage issues amongst the Dixon regional agencies, particularly when conflicts have arisen. Over the last six years (2018-2024), at the direction of the SCWA Board, the Water Agency has committed significant funding and staff resources to help resolve drainage issues within the Tremont 3 watershed. While significant progress has been made, more time is needed to complete critical parts of the Phase 3 DWMP Update and develop consensus amongst the Dixon regional agencies. Rushing the process could undermine trust amongst the Dixon regional agencies. Nevertheless, at the direction of the SCWA Board, staff remain committed to helping all of the Dixon regional agencies facilitate and resolve drainage issues within the Tremont 3 watershed.

Thank you,

Alexander A. Rabidoux, P.E.
Assistant General Manager





707.678.1655 | PHONE
1170 N. Lincoln Street, Ste. 110, Dixon, CA 95620

September 22, 2023

Raffi Boloyan, Community Development Director
City of Dixon Community Development Department
600 East A. St.
Dixon, CA 95620
rboloyan@cityofdixon.us

Re: The Campus/NOP comments

Dear Raffi:

Thank you for the opportunity to comment on the City of Dixon's (City) Intent to Prepare an Environmental Impact Report (EIR) for the "Campus project", formerly the "Dixon 257 Project". Please also refer to the comments provided by Dixon RCD in our June 2, 2023 Letter (enclosed).

We believe this project could have potentially significant impacts to hydrology and water quality, transportation and agricultural resources including, but not limited to:

- Alteration of the existing drainage patterns that could exacerbate flooding problems
- Contribution of runoff water, which would exceed the capacity of existing storm water drainage systems
- Exposure of life and property to increased flood hazards (including public roads)

Dixon Resource Conservation District (DRCD) and Reclamation District 2068 (RD2068) maintain drainage facilities downstream of the City's Northeast Quadrant (NEQ). Land in the NEQ, including this project, as well as the lands to the north and west of the NEQ that drain through the NEQ are not currently in the DRCD or RD2068 service areas, did not pay for facilities to be constructed, nor do they pay for ongoing maintenance or operations. More importantly, the downstream facilities (including DRCD, Reclamation District 2068) were not designed to accept runoff from the NEQ or the lands north and west of the NEQ. This is the basis of discharge limits established between DRCD and RD2068 as well as between the City, RD2068, DRCD and Maine Prairie Water District in the 2004 Dixon Regional Watershed Joint Powers Authority (JPA) Agreement (NEQ excerpts enclosed).

We request that potential impacts to all downstream facilities, including DRCD and RD2068, are fully evaluated and mitigated consistent with the terms in the JPA Agreement. The JPA Agreement terms center around the mutual understanding that, prior to development, most rainfall was impounded within the NEQ due to natural variability in topography. Our primary concerns and recommendations are as follows:



- If the Campus project proposes to provide 100% retention as an interim step will the flows that currently drain through the site also be retained? If not, how will the water that currently flows from land north and west of the NEQ and through the Campus project be managed?
- The hydrologic analysis for the Campus project needs to account for displaced existing conditions floodplain storage as well as mitigate for any concentration, acceleration and/or alteration to existing flow patterns that currently drain through the project site.
- If the project is proposing to move forward before the City’s Interim Drainage Plan for the NEQ (see below), there will need to be a separate analysis of impacts from any water discharged offsite. In order to evaluate impacts to downstream systems, all proposed discharge amounts, frequencies and durations should be quantified for 5, 10, 15 and 100-year storm events and impacts to downstream facilities and landowners modeled and mitigated accordingly.
- Plans should also be provided on how water would be managed and landowner agreements secured in the 2.5 miles of private ditches between the Campus project and the start of DRCD facilities.

With the recognition that the City and JPA member agencies have continued over the last 15+ years to actively pursue solutions to this drainage situation, DRCD and RD2068 have been willing to consider City proposals for interim projects, with the understanding that all potential impacts would be mitigated, the current flooding issues would be improved, and that all parties would be committed to the full regional solution in the long-term. West Yost Associates recently began work that will evaluate potential drainage solutions in the entire Tremont 3 Watershed. The scope and timeline of this work was agreed to and cost-shared by Solano County Water Agency, the City and JPA members in June and July 2023. Early tasks are focused on City’s Interim Drainage Plan for the NEQ, acknowledging that developers from the NEQ are ready to move forward on a faster timeline than the larger regional drainage solution.

West Yost Associates Schedule of Completion Dates

Table 2 Schedule Completion Dates	
Tasks	Schedule Completion Date
Task 1. Document Base Case Conditions	September 8, 2023
Task 2. Evaluate the No City Conditions (NCC) and the Buildout Land Uses Condition (BLUC)	September 8, 2023
Task 3. Evaluate BLUC with the City NEQ Facilities	October 13, 2023
Task 4. Evaluate BLUC with the City NEQ	November 10, 2023
Task 5. Evaluate the Putah Creek Diversion Channel (PCDC) Regional Drainage Project (RDP)	February 23, 2024
Task 6. Evaluate the Upper Watershed Detention Basin(s) UWDB RDP	March 29, 2024
Task 7. Evaluate a Yet to be Determined RDP	May 24, 2024
Task 8. Presentations	June, 2024

The information from Tasks 1 through 4 are due to be considered by JPA members this winter. It is unclear how the Campus project will relate to this work. It appears that the Campus project is



proposing to move forward before there is agreement from the JPA member agencies on even the City's Interim Drainage Plan for the NEQ. If the project is proposing another phase of the City's Interim Drainage Plan for the NEQ, please ensure that each phase is evaluated separately and completely in the EIR. We would also appreciate if modeling of downstream impacts would be provided to Dixon RCD and RD 2068 with adequate time for us to review the potential impacts and consider whether the mitigations are sufficient.

Thank you for your time and consideration in the review of our questions and concerns. Over the last four years we have worked with more than four primary engineering contacts from the City regarding drainage from the NEQ. Currently, we are unclear on who our primary engineering contact at the City is. Please identify at least one City engineering representative that we should be communicating with on NEQ drainage. We look forward to continuing to work cooperatively toward solutions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Huff".

Kelly Huff, District Manager
Dixon Resource Conservation District

Encl: DRCD Dixon 257 Comment Letter 060223
Pages 15-16 from 2004 JPA Agreement

Cc: City of Dixon Engineering Department
Jim Lindley, City Manager
Douglas White, White Brenner
Justin Noutary, Reclamation District 2068
Don Holdener and Meda Benefield, Maine Prairie Water District
Alex Rabadoux & Gustavo Cruz, Solano County Water Agency
Doug Moore, West Yost Associates
Greg Bardini, Morton and Pitalo, Inc.
Rich Seithel, Solano County LAFCO



707.678.1655 | PHONE
1170 N. Lincoln Street, Ste. 110, Dixon, CA 95620

June 2, 2023

Brian Millar, Project Planner
City of Dixon
171 S 5th St
Dixon, CA 95620

Re: Dixon 257 Project Application Referral dated May 17, 2023 – Drainage Study

Dear Brian:

Thank you for sending the Referral seeking initial input regarding the proposed Dixon 257 development project in the City of Dixon's Northeast Quadrant (NEQ). Due to the short turn around for the initial comments, neither the Dixon RCD Board of Directors nor the Dixon Regional Watershed Joint Powers Authority Board have been able to formally consider this information. You may receive additional comments after those agencies hold their June Board Meetings.

As you and the project proponent are hopefully aware, Dixon RCD owns and operates the drainage facilities (Dixon RCD Tremont 3 Ditch) that are downstream of the project which in turn drain to Reclamation District 2068's facilities. The lands north and west of the railroad tracks (including the NEQ) are not within the Tremont 3 service area, but they impact it. The JPA Agreement signed in 2004 by Dixon RCD, City of Dixon, Maine Prairie Water District and Reclamation District 2068 contains the conditions agreed to by these parties in order for Dixon RCD and Reclamation District 2068 to accept drainage from the NEQ, including drainage originating outside of the NEQ. In order for Dixon RCD, as well as the other JPA member agencies, to consider this project and its impacts, it is critical to understand the changes in flow being proposed at Highway 80 and at the railroad tracks and how those compare to the JPA Agreement. Below is a list of initial questions and concerns regarding the Drainage Study and the proposed changes to the NEQ Specific Plan included in the application.

Drainage Study

1. Our understanding is that the City's conceptual plans will be proposed as an interim project that would later tie into potential options for a future regional drainage project. The preferred future regional project has not yet been selected or committed to by JPA member agencies, Solano County, Solano County Water Agency, landowners and developers within the City's Northeast Quadrant and the County's Ag Industrial Support Area (AISA). In the absence a regional project, the City's final designs for an interim project must be formally agreed to by all JPA member agencies. The

ATTACHMENT 11

information provided in the Dixon 257 Drainage Study is insufficient to determine the project's potential impacts on Dixon RCD and RD 2068.

2. New culverts under Highway 80: It is unclear whether new culverts under Highway 80 are being proposed by the Dixon 257 Project or the Milk Farm Project? Dixon RCD is very concerned with any proposed increases in flows or capacity across Highway 80 without information on how that increase in flow will be mitigated prior to leaving the NEQ. In addition, the City and NEQ / Milk Farm Developers must ensure that any new drainage infrastructure will not facilitate more impacts to downstream facilities from potential future landuse changes in the 2700+ acre upper watershed. The City's interim plan should include information on how the project will avoid the potential for future impacts from increased capacity under Highway 80 if further build out in the upper watershed occurs.

3. Lands between NEQ and Dixon RCD Facilities: There are 4-5 landowners (including Campbell's Soup Supply Company and Union Pacific Railroad) between the NEQ and the start of Dixon RCD's Tremont 3 Facility. It is unclear how impacts to these lands and connection to the Tremont 3 Facility will be addressed.

4. Operation and Maintenance Costs: Depending on which regional drainage option is ultimately chosen, it must account for payment of ongoing maintenance and operation of either the Dixon RCD and RD2068 facilities and/or future regional drainage facilities.

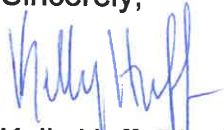
Proposed Changes to NEQ Specific Plan

Dixon RCD has the following questions/recommendations regarding proposed changes to the NEQ Specific Plan.

- On Page 2-1, why is the City proposing to strike the following language? *"Integrate proposed drainage areas, landscape frontage treatments and agricultural buffers as parts of a plan-wide open space system."*
- The language in Section 6-3 Drainage will need updating to reflect the current plans for drainage projects instead of the "Eastside Drain Plan".

We look forward to working through these questions and issues with you.

Sincerely,



Kelly Huff, District Manger
Dixon Resource Conservation District

Cc: Deborah Barr, City of Dixon Engineer
Justin Noutary, Reclamation District 2068
Don Holdener and Meda Benefield, Maine Prairie Water District

currently 77.5 cfs. Nothing in this Agreement modifies the rights of lands formerly owned by Sork *et al.* to drain into the DRCD drainage system, which lands are more particularly shown by the map attached as Exhibit J.

- (k) With regard to drainage from the Northeast Quadrant of the City, the Parties agree that the City is entitled to drain into the DRCD drainage system the present natural runoff from the Northeast Quadrant, without concentration or acceleration, recognizing that, prior to development, most rainfall was impounded within the Northeast Quadrant due to natural variability in topography. The Parties agree that, pursuant to this Agreement and for the purpose of settling potential disputes, the baseline present storm flows from the Northeast Quadrant shall be set at 23.1 cfs for a 5-year storm, 27.2 cfs for a 10-year storm, and 37.2 cfs for a 100-year storm measured at the 30-inch CMP in the railroad embankment as set forth in a letter from West Yost & Associates to the City dated June 16, 2004 and attached hereto as Exhibit K.
- (i) All storm flows shall be released from the Northeast Quadrant at the greatest rate consistent with the terms of paragraph 10(f)(3)(a).
- (ii) The City will address, in a manner fully consistent with applicable law, any storm flows in excess of the baseline flows as part of its review of development projects in the Northeast Quadrant and will cause there to be sufficient mitigation for the effects, if any, of such excess storm flows.
- (iii) The City shall address, in a manner fully consistent with applicable law, the question of whether development in the Northeast Quadrant may be required to pay for downstream improvements needed to convey the baseline storm flows from the Northeast Quadrant to Haas Slough without damage.
- (l) With regard to drainage originating outside the Northeast Quadrant of the City but draining into the Northeast Quadrant, the Parties acknowledge that they must accept the natural runoff from such lands, without concentration or acceleration. The Parties further acknowledge that such drainage has been concentrated and accelerated by virtue of the construction of Interstate 80 and other improvements.

The Parties agree that, pursuant to this Agreement, the City may release flows originating outside the Northeast Quadrant of the City but draining into the Northeast Quadrant at the greatest rate consistent with the terms of paragraph 10(f)(3)(a). Such flows shall be included within the drainage rate established by paragraph 10(f)(3)(k).

- (4) *Operation of Facilities.* The Authority shall prepare an "Operation and Maintenance Manual" for every Phase or project constructed which shall include agreed upon standards of maintenance for each project. The Board shall approve a final operation and maintenance manual for Phase I not later than the date of the Notice of Completion for Phase I or one year from the date of this Agreement, whichever date is later. With respect to all other phases or projects within a phase, the Board shall approve a final operation and maintenance manual not later than the date on which the Authority, or any Party authorized to construct a project on behalf of the Authority, approves a call for bids to construct a project.

The Authority may operate its facilities by means of its own employees or contractors or a combination thereof. The Authority may also contract with one or more Parties for the operation and maintenance of facilities owned by the Authority. Immediately upon execution of this Agreement, the Authority may enter into a separate Operation and Maintenance Agreement with each of DRCD, MPWD and RD 2068, as applicable, in substantially the form attached as Exhibit "L".

- (5) *Conveyance of Recorded Real Property Interests.* Within sixty (60) days of the date on which the Board decides to construct any project identified in this Agreement, each Party shall convey to the Authority, by means of appropriate instrument(s), all of its existing rights, title, and interest in real estate and existing facilities needed for the construction or operation of the approved project. Title to the real property rights associated with Lateral 1 shall be conveyed to the Authority within sixty (60) days of the formation of the Authority. Each Party may reserve an easement over such real estate sufficient to permit it to operate and maintain its then pre-existing facilities to design standards in the event that the Authority fails to operate and maintain those facilities to that Party's design standards.
- (6) *Conveyance of Prescriptive Rights.* The Parties recognize that prescriptive easements underlie many of the existing facilities owned by them that provide drainage to one or more of the Parties. Each Party shall make good faith efforts to obtain recorded