

The Campus
City of Dixon Northeast Quadrant Specific Plan Area
Project Description
January 2025

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, 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 bringing the project into conformance with the General Plan’s designation of Campus Mixed-Use. 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. Recently, the City of Dixon has updated their zoning ordinance and city zoning maps which rezoned the 260 acre project site from PAO-PUD, ML-PUD, and CN-PUD to CAMU-NESP (Campus Mixed Use – Overlay District NESP).

Overall Preliminary Land Use

THE CAMPUS-LAND USE PLAN
NORTHEAST QUADRANT SPECIFIC PLAN (NEQSP)
JANUARY 4, 2025 - SHEET 1 OF 1



CAMPUS CENTER, DIXON, CA						
LAND USE SUMMARY - JANUARY 2025			REVISED LAND PLAN JAN. 2025			
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	25.83	4.2	108	LDR
VILLAGE 2	CAMU	CAMU-PD	18.37	4.8	89	LDR
VILLAGE 22	CAMU	CAMU-PD	7.12	3.8	27	LDR
VILLAGE 3	CAMU	CAMU-PD	11.62	9.1	106	MDR
VILLAGE 4	CAMU	CAMU-PD	6.15	9.8	60	MDR
VILLAGE 5	CAMU	CAMU-PD	14.77	8.1	119	MDR
VILLAGE 6	CAMU	CAMU-PD	19.93	6.8	136	LDR
VILLAGE 7	CAMU	CAMU-PD	16.47	5.2	85	LDR
VILLAGE 8	CAMU	CAMU-PD	16.68	5.2	86	LDR
VILLAGE 9	CAMU	CAMU-PD	10.82	20.8	225	HDR
Residential Total:			147.76	7.0	1041	
COMMERCIAL AND EMPLOYMENT USES						
COMMERCIAL						
PARCEL 11	CAMU	CAMU-PD	2.48			CC
Sub-Total:			2.48			
LIGHT INDUSTRIAL (TECH / BUSINESS PARK)						
PARCEL 12	CAMU	CAMU-PD	37.23			T/BP-LI
PARCEL 23	CAMU	CAMU-PD	10.77			T/BP-LI
Sub-Total:			48			
Commercial and Employment Total:			50.48			
PUBLIC						
PARCEL 10 (Detention Pond)	CAMU	CAMU-PD	23.03			P/QP
PARCEL 13 (Well Site)	CAMU	CAMU-PD	1.58			P/QP
PARCEL 20 (Freeway Buffer)	CAMU	CAMU-PD	1.18			P/QP
Public / Quasi-Public Total:			25.79			
PARKS, OPEN SPACE & PUBLIC USES						
PARKS AND OPEN SPACE						
PARCEL 14	CAMU	CAMU-PD	2.18			P/R
PARCEL 15	CAMU	CAMU-PD	1.94			P/R (Paseo)
PARCEL 16	CAMU	CAMU-PD	1.88			P/R (Paseo)
PARCEL 17	CAMU	CAMU-PD	1.43			P/R (Paseo)
PARCEL 18	CAMU	CAMU-PD	1.68			P/R (Paseo)
PARCEL 19	CAMU	CAMU-PD	5.23			P/R
PARCEL 21	CAMU	CAMU-PD	1.03			P/R
Parks and Open Space Total:			15.37			
ROADS / R.O.W.		CAMU-PD	20.21			
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 nine (9) 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 nine (9) 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 in the future. 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 adjacent to Pedrick Road 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 23 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 oversizing 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)

Phase 1 Improvements:

- Construct sewer from Vaughn Road to the project site along Professional Drive.
- Construction drainage retention basin.
- Construct an existing drainage by-pass 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.
- 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 Commercial Drive.
- Construct Campus Parkway to the south line of Phase 1.
- Construct Opportunity Parkway 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 Dixon Opportunity Center Lot 23.
- Construction of park improvements for Lots 15, 17, 18, & 21.

Phase 1A 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 Lot 12 and commercial Lot 11.
- Construction of High-Density Residential Lot 9.
- Construction of park improvement for Lot 14.

Phase 2 Improvements:

- Construct Pedrick Road frontage improvements and roadway widening from Commercial Drive to the Union Pacific Railroad.
- 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 22.
- Construction of park improvement for Lots 16 & 19.