



## Planning Commission Staff Report

**DATE:** July 9, 2024

**ITEM INITIATED BY:** Raffi Boloyan, Community Development Director

**ITEM AUTHORIZED BY:** Raffi Boloyan, Community Development Director

**PREPARED BY:** Brian Millar, Contract Planner

**SUBJECT:** PUBLIC HEARING TO ACCEPT COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (SCH# 2023080739) PREPARED FOR 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: CAMPUS MIXED USE - NORTHEAST SPECIFIC PLAN OVERLAY (CAMX-NESP); GENERAL PLAN DESIGNATION: CAMPUS MIXED USE (CAMU).

### RECOMMENDATION

It is recommended that the Planning Commission complete the following steps:

1. Accept public comments on the Draft Environmental Impact Report (DEIR); and
2. Direct staff to prepare a Final Environmental Impact Report (FEIR), inclusive of a comprehensive Response to Comments, and any necessary revisions to the DEIR.

### PURPOSE OF DRAFT EIR HEARING

The purpose of this hearing is limited to acceptance of comments on the adequacy of the DEIR. Comments should focus on the environmental issues and project alternatives evaluated in the DEIR, not on the merits of the project, which will be the subject of future public hearings before the Commission and City Council.

Members of the public wishing to provide verbal comments are also strongly encouraged to submit comments in written format so that they can be accurately and adequately responded to in the Final EIR. As noted in the public hearing notices, no formal action regarding the project will be taken at this hearing.

The Commission may also ask questions and make comments on the DEIR.

Following the close of the public review period on the DEIR, all submitted comments will be reviewed and a response will be prepared to each comment. The Response to Comments will include response to submitted comments, revisions the Draft EIR (if necessary) and together, that will constitute the Final EIR

This project will be the subject of a future, noticed public hearings before the Planning Commission and City Council to consider certification of the EIR, and action on the project enticements/application. The Commission will serve in an advisory role and make their recommendation on the CEIR and project entitlements to the City Council. Following Planning Commission review and recommendation, the Council will then consider the project at a future noticed public hearing and take action on The Campus proposal, anticipated for Fall 2024.

## **BACKGROUND**

### **Site Conditions/Setting:**

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.

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 "Campus Mixed Use" (CAMU) which is defined as:

*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 nonresidential 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.*

Although the City approved a text amendment to definition of the General Plan land use designation of CAMU in April 2024, this project included submittal of a vesting tentative map and was deemed complete prior to the adoption that date, therefore the applicable general plan is what was in place in January 2024

The project site is currently zoned as Campus Mixed Use - Northeast Specific Plan Overlay (CAMX-NESP) The Zoning for this site was recently updated as part of the Comprehensive Citywide Zoning Ordinance and Zoning Map update to align the zoning with the General Plan designation which was updated in 2021.

**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 1<sup>st</sup> 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, filed formal applications for a proposed mixed-use development (“The Campus”) of approximately 257 acres. 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 640 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.

This was first 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.

The Campus proposal proposes 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
- 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.

Additional project description details are provided as Attachment 1 to this staff report and in Chapter 2 of the EIR.

**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;
- 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;
- Municipal Code updates related to the proposed Planned Development.
- 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);
- 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; and
- Building Permits for all new structures.

**DRAFT EIR**

A DEIR has been prepared for The Campus project pursuant to the requirements of the California Environmental Quality Act (CEQA). The project-level EIR has analyzed potential environmental impacts that may occur from the proposed project. In particular, the DEIR has focused on the project’s increased development potential.

Where potentially significant environmental impacts have been identified, the DEIR discusses if viable mitigation measures are available that can reduce the impacts to levels of insignificance. Where there still may be potentially significant environmental impacts, even after application of

mitigation measures, the impacts have been identified as potentially significant and unavoidable.

The following is a summary of the CEQA steps to date, as well as a summary of the DEIR and next steps:

### **Notice of Preparation (NOP)**

The CEQA process commenced with a Notice of Preparation (NOP). The City issued a [NOP](#) on August 30, 2023, for a 30 day public review, ending September 29, 2023. The NOP was mailed and published consistent with the requirements established by the CEQA Guidelines. On September 20, 2023, an online scoping meeting was conducted to receive public comment on the scope of the DEIR. A video of the scoping meeting is available to view online at [here](#). One public person was present on line during this meeting, but did not provide any comments or questions

In response to the NOP, the City received several written 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 NOP process and comments received were used to determine the basis topics to be evaluated in the DEIR, which was set to study all topical areas, except for Forestry and Mineral topics

### **Notice of Completion (NOC)**

The City's environmental consultant, DeNovo Planning and Consultants completed the DEIR and a Notice of Completion was issued on May 24, 2024 pursuant to Section 15372 of the CEQA Guidelines. The public review period for the DEIR commenced on May 24, 2024 and will go through this hearing, Tuesday, July 9, 2024.

A notice of [Notice of Availability](#) and notice of this meeting was published in the Dixon Independent Voice newspaper on March 24, 2024, and the notice was mailed to all interested parties, including public agencies, neighborhood organizations, property owners within 300 feet of the site as well as individuals likely to or who had previously expressed an interest in the proposed project. The DEIR was also electronically submitted to the State Clearinghouse (SCH# 2023080739) and responsible State agencies at the start of the public review period.

The DEIR was made available for review online at the City of Dixon website: [www.cityofdixon.us/environmentalreviewdocuments](http://www.cityofdixon.us/environmentalreviewdocuments) and a hard copies were made available at Dixon City Hall and Dixon Public Library.

### **Key Findings and Impacts Addressed in the Draft EIR:**

The project EIR consultant, De Novo Planning Group, prepared the Draft EIR for The Campus project. The environmental effects of The Campus project on various aspects of the environment are discussed in detail in Chapter 3, Environmental Impacts, Setting, and Mitigation Measures.

The EIR chapters have analyzed the topical areas of: *Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy; Geology and*

*Soils; 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.*

Each topical area in Chapter 3, includes the Environmental Setting, Regulatory Setting and Impact analysis and if required, any mitigation measures to reduce the level of impact. A Mitigation Monitoring and Reporting Program will be prepared that addresses the timing for implementation of the mitigation measures, as well as responsibilities of the applicant and agencies in carrying out and then monitoring the mitigation measures.

With the incorporation of certain mitigation measures, all impacts would be reduced to less than significant, with the exceptions noted below. Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures.

The EIR determined that implementation of The Campus project would result in significant unavoidable impacts to *Agricultural Resources, Air Quality, and Transportation*. The project-specific and cumulative impacts that cannot be avoided if The Campus is approved, as proposed, are listed below.

*Agricultural Resources Impact 3.2-1: Implementation of the proposed Project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.*

*Agricultural Resources Impact 3.2-3: Implementation of the proposed Project, in combination with other cumulative development, would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.*

*Air Quality Impact 3.3-1: Project operations would cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.*

*Air Quality Impact 3.3-2: Project construction would cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.*

*Air Quality Impact 3.3-4: The proposed Project would expose the public to toxic air contaminants.*

*Air Quality Impact 3.3-6: Implementation of the proposed Project, in combination with other cumulative development, would cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation.*

*Air Quality Impact 3.3-8: Implementation of the proposed Project, in combination with other cumulative development, would expose the public to toxic air contaminants.*

*Transportation Impact 3.15-2: Implementation of the proposed Project would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) regarding Vehicle Miles Traveled (VMT).*

*Transportation Impact 3.15-5: Implementation of the proposed Project, in combination with other cumulative development, would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) regarding Vehicle Miles Traveled (VMT).*

A table identifying the project impacts, level of significance, and any proposed mitigation measures can be viewed on Page ES-9 through ES-39 of the Draft EIR. Each impact is discussed in more detail in Chapter 3 of the Draft EIR, in the corresponding section.

**Statement of Overriding Considerations and Public Benefits:**

The primary purpose of the Draft EIR is to serve as a disclosure document and make sure decision makers understand any and all potential impacts to the environment before making a decision on a project

If a project has significant, unavoidable impacts, the City may still approve a project, but as part of the approval, the City would have to make and adopt a Statement of Overriding Considerations.

These considerations reflect the ultimate balancing of competing public objectives (including environmental, legal, technological, social, and economic factors). Put another way, the City would need to find that on balance, the benefits of the project outweigh the significant unavoidable environmental impact(s). As identified in the DEIR, there are no feasible mitigations for the nine impact areas identified above (Agricultural Impacts 3.2-1, 3.2-3, Air Quality Impacts 3.3-1, 3.3-2, 3.3-4, 3.3-6, and 3.3-8 and Transportation Impacts, 3.15-2 and 3.15-5) therefore the project will result in significant and unavoidable impacts.

Due to these significant and unavoidable impacts, the Commission (and ultimately the City Council) would need to adopt a Statement of Overriding Considerations prior to approval of the project as proposed. Staff will address this aspect of the project review at later public hearings.

**Project Alternatives:**

The EIR identifies and evaluates a range of alternatives to the proposed project, consistent with requirements of CEQA. The alternatives are required to consider a range of reasonable alternatives to The Campus project that might feasibly accomplish most of the basic objectives of the project, and avoid or lessen one or more of the potentially significant impacts of the project. These alternatives are summarized below, and addressed in detail in Chapter 5 of the EIR, including a summary comparison of potential impacts of the proposed project with each of the alternatives.

Alternative 1 – No Project (No Build):

CEQA Guidelines Section 15126.6(e) requires an EIR to evaluate a “no project” alternative, which is defined as what would be reasonably expected to occur in the foreseeable future if the project were not approved. Under Alternative 1, no urban uses would develop on the project site. The entire project site would remain vacant and agricultural operations would continue. There would be no progress toward implementation of the NEQSP or the General Plan. No roadway improvements along Pedrick Road and Professional Way, or other roadway extensions, would be constructed. A new retention basin at the southern end of the project site would not be constructed, and stormwater runoff, and the management thereof, would continue as-is. The NEQSP would not be amended. The project site would not be rezoned to CAMU from PAO, ML, and CN to be consistent with the City’s General Plan and would not change the existing Zoning Map. Although the project site is currently zoned for industrial and mixed-use development, under Alternative 1, the project site would remain undeveloped and continue operating as farmland for the near term.

Alternative 2– No Project/Existing General Plan/Industrial Uses Only:

It is common under CEQA to evaluate a no project/existing designations or existing zoning alternative to a proposed project. Under present conditions, the project site is currently zoned as Professional & Admin Office (PAO-PUD), Neighborhood Commercial

(CN-PUD), and Light Industrial (ML-PUD). However, State law requires vertical consistency between a property's General Plan designation and its zoning. The existing General Plan designation of Campus Mixed Use (CAMU) is not compatible with the site's existing zoning. To comply with this requirement, development of the project site cannot be analyzed under its existing zoning. Consequently, this section analyzes development of the project site under the CAMU land use designation, but only with non-residential/industrial land uses assumed. Per the City's interpretation of its Zoning Code, a single use could be developed under the CAMU land use designation and the existing zoning on the site provided that there are no residential uses. This alternative reflects that interpretation. For purposes of analysis, Alternative 2 assumes that the majority of the project site would build out as light industrial uses (209 acres) and include a larger stormwater drainage basin than proposed under the proposed project (30 acres), similar to what would be allowable under the site's existing General Plan designations. A well site in the northwest portion of the project site would be included in Alternative 2, as it is in the proposed project.

Alternative 3– Increased Non-Residential/Decreased Residential:

This alternative considered development of the northern portion of the project site, approximately half of the site's acreage, as light industrial, similar to how the site may build out under existing zoning conditions. The light industrial area would cover approximately 118.81 acres, and be the closest use to I-80. A well site would be included in the northwest corner of the project site, as it would under the proposed project. The southern portion of the project site would be developed with uses similar to the proposed project, including light, medium, and high density residential; community commercial; parks; and a drainage basin. The number of dwelling units and their associated residential acreage would decrease by approximately half as compared to the proposed project. The parks acreage would have a commensurate reduction in size. The acreage for both the service commercial and light industrial uses would increase by approximately 2.5 times. The drainage basin would increase from 25.14 acres to 28 acres because more of the project site would be converted to impervious surfaces than under the proposed project.

The EIR analysis found that Alternative 1, the "No Project" alternative, would be the environmentally superior option. CEQA also requires that if the No Project is the environmentally superior alternative, the EIR must also identify an environmentally superior alternative from among the other alternatives and the proposed project. The EIR analysis found that The Campus project proposal would be the environmentally superior alternative because it would have the least severe impacts as compared to Alternatives 2 and 3.

## **NEXT STEPS**

Following completion of this Draft EIR public review period, the City's environmental consultant will commence preparation of the Final EIR, inclusive of a comprehensive response to all written or oral public comments and the DEIR, as well as any needed revisions to the DEIR.

Once the FEIR is complete, the project will return to the Planning Commission for review of the FEIR, concurrent with a review of the project merits and all planning entitlements. This hearing(s) is tentatively anticipated to occur in late Summer 2024. At that hearing(s), the Planning Commission will be asked to provide recommendations to the Dixon City Council regarding adequacy of the FEIR, Whether Statement of Overriding Considerations are warranted and action on all project entitlements.



Following the Planning Commission's review and recommendation of the FEIR and the project merits, the City Council will hold a public hearing(s) and take final action on the project. This would include the certification of the FEIR, all planning entitlements, and if approving the project, adoption of a statement of overriding considerations.

If the City of finds that the Final EIR is "adequate and complete," the City Council may certify the Final EIR in accordance with CEQA. The rule of adequacy generally holds that an EIR can be certified if:

- 1) The EIR shows a good faith effort at full disclosure of environmental information; and
- 2) The EIR provides sufficient analysis to allow decisions to be made regarding the proposed project in contemplation of environmental considerations.

## **CORRESPONDENCE**

Notice of this meeting and availability of the Draft EIR was mailed to property owners within 300 feet of the site, responsible and trustee agencies and interested parties. The notice of availability and public hearing notice was also published in the local newspaper, 45 days in advance of this meeting and at the start of the 45 day public review period

At the issuance of this staff report (Tuesday 7/2 at 1pm), one agency comment has been received. The comment letter from the Department of Toxic Substances Control (DTSC) is dated 6/26/24 and indicates the need for proper evaluation of soils and fill materials, and assessment of historical agricultural uses at the site.

Any additional comments received after reproduction of this report, will be forwarded to the Commission under separate cover.

## **CONCLUSION**

The DEIR has been prepared in accordance with the provisions of the CEQA Guidelines. The purpose of the DEIR is to identify a project's potential impacts on various facets of the environment and identify any mitigation measures that are required to minimize significant impacts. The scope of the Commission's review at this DEIR hearing is to receive public comments regarding the DEIR and provide additional comments the Commission members may have regarding the DEIR's evaluation of impacts and consideration of alternatives.

## **ATTACHMENTS:**

1. Project Description
2. Comments Submitted on Draft EIR

## **RESOURCES**

Draft EIR and technical appendices [www.cityofdixon.us/environmentalreviewdocuments](http://www.cityofdixon.us/environmentalreviewdocuments) . See "The Campus/Dixon 257" heading on the web site

## Attachment 1

### The Campus – Project Description

#### 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)  |               |
| <b>RESIDENTIAL</b>                                    |          |         |                    |                     |              |               |
| 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           |
| <b>Residential Total:</b>                             |          |         | <b>144.27</b>      | <b>7.2</b>          | <b>1,041</b> |               |
| <b>COMMERCIAL AND EMPLOYMENT USES</b>                 |          |         |                    |                     |              |               |
| <b>SERVICE COMMERCIAL</b>                             |          |         |                    |                     |              |               |
| VILLAGE 11  | CAMU     | CAMU-PD | 2.49               |                     |              | CC            |
| <b>Sub-Total:</b>                                     |          |         | <b>2.49</b>        |                     |              |               |
| <b>LIGHT INDUSTRIAL (TECH CAMPUS / BUSINESS PARK)</b> |          |         |                    |                     |              |               |
| VILLAGE 12  | CAMU     | CAMU-PD | 47.87              |                     |              | T/BP-LI       |
| <b>Sub-Total:</b>                                     |          |         | <b>47.87</b>       |                     |              |               |
| <b>Commercial and Employment Total:</b>               |          |         | <b>50.36</b>       |                     |              |               |
| <b>PARKS, OPEN SPACE &amp; PUBLIC USES</b>            |          |         |                    |                     |              |               |
| <b>PARKS AND OPEN SPACE</b>                           |          |         |                    |                     |              |               |
| 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           |

| PARCEL                              | LAND USE | ZONING  | GROSS AREA (acres) | Dwelling Units (du) |             | CAMU LAND USE |
|-------------------------------------|----------|---------|--------------------|---------------------|-------------|---------------|
|                                     |          |         |                    | DENSITY (du/ac)     | DUs (units) |               |
| <b>Parks and Open Space Total:</b>  |          |         | <b>8.42</b>        |                     |             |               |
| <b>PUBLIC</b>                       |          |         |                    |                     |             |               |
| 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          |
| <b>Public / Quasi-Public Total:</b> |          |         | <b>27.90</b>       |                     |             |               |
| ROADS / R.O.W.                      |          | CAMU-PD | <b>23.66</b>       |                     |             |               |
| <b>TOTAL</b>                        |          |         |                    |                     |             |               |
| <b>Campus Center Total:</b>         |          |         | <b>254.61</b>      |                     |             |               |

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.

### 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.

### 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 9.

### 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 (see Phasing Plan discussion in Chapter 2 of the EIR). 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 495 residential units adjacent to Professional Drive and the west side of the project site, along with related supportive infrastructure improvements and initial park improvements on Lots 15, 17 and 18. Phase I would also include initial construction of the Dixon Opportunity Center.
- *Phase 1A Improvements* would include continued construction of the Dixon Opportunity Center and commercial parcels, park improvements on Lot 14, as well as related infrastructure improvements.
- *Phase 2 Improvements* would include construction of the remaining additional residential villages and park, as well as completion of remaining infrastructure improvements and the Dixon Opportunity Center.



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

June 26, 2024

Brian Millar

Contract Planner

City of Dixon

600 East A Street

Dixon, CA 95620

[bmillar@cityofdixon.us](mailto:bmillar@cityofdixon.us)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CAMPUS PROJECT,  
DATED MAY 24, 2024, STATE CLEARINGHOUSE NUMBER [2023080739](#)

Dear Brian Millar,

The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for The Campus project (project). The project would consist of a phased, mixed-use, 259-acre development that includes an approximately 48-acre Dixon Opportunity Center (DOC), approximately 144 acres of residential uses, and approximately 2.5 acres of commercial uses. The DOC would be located at the north end of the site. A high-density residential site would be located contiguous to the DOC and adjacent residential uses. A service commercial site would be located in the southeast corner of the DOC and adjacent to the high-density residential site. The southern portion of the site would consist of medium density and low-density residential uses totaling 1,041 dwelling units.

DTSC recommends and requests consideration of the following comments:

1. Page V of the [Pedrick Road Property Phase I Environmental Site Assessment \(ESA\)](#) titled Former Mistler Farm Facility Area reads, “Considering the very limited occurrences of slightly elevated concentrations of diesel and lead in surface soils, these conditions would not appear to represent a significant environmental concern, particularly if the former farm facility area is not subject to future residential redevelopment.” Furthermore, the same section states, “The minor soil and groundwater impacts detected in the area of the former onsite Mistler Farm facility are considered *de minimis conditions*, provided that the former farm facility area is not subject to residential or other sensitive uses, and that drinking water wells are not installed in that area.” This statement also appears on Page 24 of the Phase I ESA under 10.0 Findings, Opinions, and Conclusions. Due to the proposed residential development, the project represents a significant environmental concern. DTSC recommends the City of Dixon utilize an approved oversight on the [Certified Local Agencies](#) list or enter into DTSC’s Standard Voluntary Agreement (SVA) program so a proper evaluation of the project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click “Start a Request for Lead Agency Oversight Application. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).”
2. Section 10.0 Findings, Opinions, and Conclusions also recognizes an abandoned landfill/open pit as a Recognized Environmental Condition (REC). It reads, “It is indicated an open pit was excavated within the far westerly portion of the former Mistler Farm facility on the subject property around the early 1970s, and that various wastes were disposed/landfilled in the pit. Testing of the waste materials indicates that most or all of the landfilled materials may be characterized as a California hazardous waste for disposal purposes. The results of testing native soils underlying the landfill and

groundwater beneath and near the landfill do not indicate significant impact conditions. VOCs were detected in soil gas samples collected from the area of the landfill; however, the data suggest that these conditions potentially could be mitigated via removal of the landfilled wastes and excluding future residential and other sensitive use from the affected area. Due to the identified contaminant conditions and the open regulatory agency status, the abandoned landfill at the subject site is considered a recognized environmental condition.” As suggested, the REC should be mitigated to ensure that the imported soil and fill material meets screening levels outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

3. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency Regional Screen Levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in [PEA Guidance Manual](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
4. When agricultural crops and/or land uses are proposed or rezoned for residential use, a number of contaminants of concern can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [Human Health Risk Assessment Note Number 3](#) approved thresholds outlined in the [PEA Guidance Manual](#). If they do not, remedial action must take place to mitigate them below those thresholds.



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5. Additional chemicals of concern may be found in mixing/loading/storage area, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required.

DTSC appreciates the opportunity to comment on the DEIR for The Campus project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis  
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HWMP-Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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cc: (via email)

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