

RESOLUTION NO. 2025-007

A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE DIXON CITY COUNCIL ADOPTION OF A PLANNED DEVELOPMENT (PD) ORDINANCE FOR THE CAMPUS PROJECT TO ESTABLISH A PD OVERLAY TO THE EXISTING CAMPUS MIXED-USE-NORTHEAST QUADRANT SPECIFIC PLAN OVERLAY (CAMX-NEQSP) ZONING FOR THE SITE (PLANNING APPLICATION - PA23-16)

WHEREAS, on May 9, 1995, the City Council adopted the Northeast Quadrant Specific Plan (NESP) pursuant to Resolution 95-63, with multiple amendments made to the NESP since its original adoption, with the last amendment being approved by the City Council on January 7, 2025 by City Council Resolution No. 25-006; and

WHEREAS, on May 18, 2021, the City of Dixon adopted *Dixon General Plan 2040*, a comprehensive update to the City’s General Plan. The General Plan land use designation for the 268 acres in the NESP which are part of the project is Industrial. Most recently, in May 2024, the City also completed rezoning of lands in the NESP, through a comprehensive update to the Zoning Ordinance, to bring zoning of this site into conformance with the General Plan land use designation of Campus Mixed Use. This included rezoning of the 260-acre Project site to Campus Mixed Use– Northeast Quadrant Specific Plan Overlay (CAMX – NESP); and

WHEREAS, on May 23, 2023, the applicant, Dixon Venture, LLC, has submitted a planning application (PA23-16) requesting a Planned Development Rezoning (RX23-01), along with applications for a Development Agreement (DA23-01), Specific Plan amendment (SP23-01) and Large Lot Vesting Tentative Subdivision Map (TM23-01), Small Lot Tentative Subdivision Map (TM24-01) and Design Review, for The Campus project to allow the creation of a 48-acre Dixon Opportunity Center for up to 660,000 square feet of warehousing, office and related uses, 2 acres of commercial uses, up to 1,041 residential units, along with parks, paseos, and related infrastructure improvements (the “Project”) on an approximately 260 acre site zoned Campus Mixed Use– NESP Overlay, located west of Pedrick Road and north of Vaughn Road (Assessor’s Parcel Numbers 0111-040-010, -020, -030, -040, and 0111-080-050); and

WHEREAS, the applicant has applied for a Planned Development Rezoning, consistent with Chapter 18.09 of the Zoning Ordinance, to allow the multiple properties to be developed under a single Land Use plan that provides for better coordinated development and incorporates development standards crafted to respond to site conditions to 1) Promote cohesive and aesthetically pleasing development; 2) Provide for greater flexibility in the design of the developments than is otherwise possible through the strict application of district regulations; and 3) Promote innovation and creativity in building design and development concepts; and

WHEREAS, the Planning Division has prepared an Environmental Impact Report for the Project pursuant to the requirements of the California Environmental Quality Act. The EIR determined that the Project’s environmental impacts were found to be insignificant or could be reduced to levels of significance with adoption of a Project Mitigation and Monitoring Plan, while potentially significant environmental impacts were identified in the areas of Agricultural Resources, Air Quality, and Traffic, for which a Statement of Overriding Considerations has been prepared; and

WHEREAS, the Project includes a Planned Development District to establish Planned Development standards related to the Specific Plan and establish design guidelines. Given that the Project

site is large site and has a Planned Development (PD) overlay assigned to it by the Zoning Map, a new Planned development must be established. The proposed Planned Development is effectively the proposed land use plan for the project, supported by the development standards and design guidelines established by the Specific Plan. In essence, the proposed PD is the plan and any future development or change to the land plan would City Council review and approval of a request for a PD amendment; and

WHEREAS, on March 5, 2025, the Dixon Planning Commission, following notification in the prescribed manner, conducted a public hearing at which the Planning Commission considered the Project, including a Planned Development, received public testimony and evidence, and received a staff report and presentation on the Project; and

WHEREAS, the Planning Commission has considered all written and oral testimony presented at the hearing and all evidence previously submitted to the Planning Commission, including staff reports and correspondence; and

WHEREAS, on March 5, 2025, by separate Resolutions, the Dixon Planning Commission has 1) considered and provided their recommendation to the City Council to Certify The Campus EIR, making environmental findings and adopting Mitigation Monitoring and Reporting Program, and 2) Recommending the adoption of Statement of Overriding Considerations; and

WHEREAS, on March 5, 2025, by separate Resolutions, the Dixon Planning Commission has considered and provided their recommendation on the planning applications, including the Development Agreement, Specific Plan Amendment, and Large Lot Vesting Tentative Map, Small Lot Tentative Map and Design Review; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Dixon makes the following findings related to the Ordinance for the Planned Development Rezoning:

1. The above recitals are true and represent the Planning Commission's findings regarding the adoption of the proposed Planned Development Ordinance.
2. The proposed Ordinance (Exhibit A) approving the Planned Development Plan, attached hereto as Exhibit B and the proposed PD land use standards, attached hereto as Exhibit C, has been reviewed and considered.
3. The proposed mixed-use development is consistent with the Dixon General Plan 2040 and the Northeast Quadrant Specific Plan, as amended, including that the maximum intensity and density are within those allowed by the General Plan land use designation of CAMU, which allows up to 30 units to the acre in terms of residential density and between 30%-60% FAR, combined for residential and non-residential development
4. The subject site is physically suitable for the type and intensity of the land use being proposed given that
 - a. The intensity of development is within the maximum allowable residential density and FAR established by the General Plan Campus Mixed Use land use designation
 - b. The proposed land use uses of residential, industrial and commercial, with associated parks and other improvements are consistent with the types of uses allowed in the Campus Mixed use General Plan land use designation.
 - c. The potential environmental impacts were evaluated through an EIR, consistent with CEQA, and most impacts were no impact, less than significant, or less than significant with mitigation. Those remaining impacts that were not able to mitigated to less than significant,

including Air Quality, Agriculture and Transportation, remain as significant and unavoidable, and a Statement of Overriding Considerations has been adopted by separate Resolution, finding that on balance, the project benefits outweigh the impacts.

5. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare, given that
 - a. The project would install various traffic improvements, including creation of the new Professional Center Dr from Vaughn Rd to Pedrick, a new Commercial Ave connector from Professional Drive to Pedrick, and widening Pedrick Rd along the project frontage
 - b. The Traffic impact analysis conducted for the project has found that the project would not result in a reduction to level of service below the established standard of LOS D, as identified by General Plan policy M-2.4, and
 - c. Adequate streets are provided within the development to serve the uses.
 - d. Transportation improvements proposed and required of the project will improve circulation and safety for existing uses in the surrounding area, through the creation of a widened Pedrick Rd along the project frontage, addition of turn lanes for trucks entering this site and other surrounding existing uses

6. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
 - a. The subject site has been identified for development for over 30 years. As part of the General Plan 2040 update in 2021, the site was redesignated as Campus Mixed Use to allow a combination of residential and non residential uses. This change was evaluated through the General Plan EIR and was part of a larger strategy of the City to address VMT by placing residential uses close to non residential uses.
 - b. Through the project review process, the land plan was revised to the extent feasible to address compatibility concerns of surrounding agricultural uses, through the swapping of a low density residential area with the relocated retention drainage basin and swapping of the high density residential area with industrial uses to serve as an additional buffer from an adjacent agricultural use across Pedrick Rd.
 - c. As noted in Finding 3.c above, an EIR was prepared for this project to evaluate the potential impacts and an EIR was certified and a Statement of Overriding considerations was adopted finding that on balance, the housing, infrastructure, economic benefit and social benefits of the project outweigh the remaining significant, unavoidable impacts of this project.

7. The development generally complies with applicable design guidelines given that the project would meet the applicable design guidelines of the General Plan and as part of this project, specific design guidelines have been drafted and reviewed and approved for this project; and

8. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base zoning district, and will achieve superior community design, resource protection, and/or substantial public benefit given that
 - a. The project proposes a mix of uses and placement of uses that the standard zoning would not typically allow.
 - b. The plan would place variety of housing types next to the Dixon Opportunity Center, a light industrial, technological, research and development park proposed on the site, to create an active, pedestrian oriented corridor and development.
 - c. The project includes a central greenway and paseo system connecting the north and south

park, and creating an active pedestrian environment.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Dixon hereby recommends approval of the Ordinance adopting a Planned Development Rezoning for the Campus project to the City Council.

BE IT FURTHER RESOLVED, the Planning Commission hereby recommends to the City Council that the Planned Development Rezoning (-PD) be added to the existing zoning designation for this property (CAMX-NESP) and thereby the property will now have a zoning designation of Campus Mixed Use - Northeast Quadrant Specific Plan Overlay - Planned Development Overlay (CAMX-NESP-PD).

ADOPTED AT A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF DIXON, STATE OF CALIFORNIA, ON THE 5TH DAY OF MARCH, 2025:

AYES: Allard, Cooley, Drayton, Chair Caldwell
NOES: Davis, Hernandez-Covello
ABSENT: Diaz
ABSTAIN: None



JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:



BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

Exhibit A: Draft City Council Ordinance
Exhibit B: Planned Development District
Exhibit C: Planned Development Standards

Exhibit A
Draft City Council Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIXON
ADOPTING A PLANNED DEVELOPMENT (PD) OVERLAY REZONING TO THE
EXISTING CAMPUS MIXED-USE-NORTHEAST QUADRANT SPECIFIC PLAN
OVERLAY (CAMX-NESP) ZONING FOR THE CAMPUS PROJECT SITE**

WHEREAS, on May 9, 1995, the City Council adopted the Northeast Quadrant Specific Plan (NESP) pursuant to Resolution 95-63, with multiple amendments made to the NESP since its original adoption, with the last amendment being approved by the City Council on January 7, 2025 by City Council Resolution No. 25-006; and

WHEREAS, on May 18, 2021, the City of Dixon adopted *Dixon General Plan 2040*, a comprehensive update to the City's General Plan. The General Plan land use designation for the 268 acres in the NESP which are part of the project is Industrial. Most recently, in May 2024, the City also completed rezoning of lands in the NESP, through a comprehensive update to the Zoning Ordinance, to bring zoning of this site into conformance with the General Plan land use designation of Campus Mixed Use. This included rezoning of the 260-acre Project site to Campus Mixed Use– Northeast Quadrant Specific Plan Overlay (CAMX–NESP); and

WHEREAS, on May 23, 2023, the applicant, Dixon Venture, LLC, has submitted a planning application (PA23-16) requesting a Planned Development Rezoning (RX23-01), along with applications for related approvals including a Large Lot Vesting Tentative Subdivision Map (TM23-01), Small Lot Tentative Subdivision Map (TM24-01) and Design Review, for The Campus project to allow the creation of a 48-acre Dixon Opportunity Center for up to 660,000 square feet of warehousing, office and related uses, 2 acres of commercial uses, up to 1,041 residential units, along with parks, paseos, and related infrastructure improvements (the "Project") on an approximately 260 acre site zoned Campus Mixed Use – NESP Overlay, located west of Pedrick Road and north of Vaughn Road (Assessor's Parcel Numbers 0111-040-010, -020, -030, -040, and 0111-080-050); and

WHEREAS, the applicant also applied for a Planned Development Rezoning, consistent with Chapter 18.09 of the Zoning Ordinance, to allow the multiple properties to be developed under a single Land Use plan that provides for better coordinated development and incorporates development standards crafted to respond to site conditions to 1) Promote cohesive and aesthetically pleasing development; 2) Provide for greater flexibility in the design of the developments than is otherwise possible through the strict application of district regulations; and 3) Promote innovation and creativity in building design and development concepts; and

WHEREAS, the Project includes a Planned Development District to establish Planned Development standards related to the Specific Plan and establish design guidelines. Given that the Project site is large site and has a Planned Development (PD) overlay assigned to it by the Zoning Map, a new Planned development must be established. The proposed Planned Development is effectively the proposed land use plan for the project, supported by the development standards and design guidelines established by the Specific Plan. In essence, the proposed PD is the plan and any future development or change to the land plan would City Council review and approval of a request for a PD amendment; and

Exhibit A
Draft City Council Ordinance

WHEREAS, the Planning Division has prepared an Environmental Impact Report for the Project pursuant to the requirements of the California Environmental Quality Act. The EIR determined that the Project's environmental impacts were found to be insignificant or could be reduced to levels of significance with adoption of a Project Mitigation and Monitoring Plan, while potentially significant environmental impacts were identified in the areas of Agricultural Resources, Air Quality, and Traffic, for which a Statement of Overriding Considerations has been prepared; and

WHEREAS, on March 5, 2025, the Dixon Planning Commission, following notification in the prescribed manner, conducted a public hearing at which the Planning Commission considered the Project, including a Planned Development, received public testimony and evidence, and received a staff report and presentation on the Project and voted to
TBD the adoption of the ordinance for the Planned Development (PD) Overlay; and

WHEREAS, City Council finds that establishing the Planned Development (PD) overlay to establish a single Land Use plan that provides for better coordinated development and incorporates development standards crafted to respond to site conditions to 1) Promote cohesive and aesthetically pleasing development; 2) Provide for greater flexibility in the design of the developments than is otherwise possible through the strict application of district regulations; and 3) Promote innovation and creativity in building design and development concepts is in the best interest of the health, welfare, and safety of the public;

WHEREAS, the City Council make the following findings with regard to the PD overlay district and PD plan:

- A. They are consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;
- B. The subject site is physically suitable for the type and intensity of the land use being proposed;
- C. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;
- D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
- E. The development generally complies with applicable design guidelines;
- F. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base zoning district, and will achieve superior community design, resource protection, and/or substantial public benefit.

Exhibit A
Draft City Council Ordinance

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DIXON DOES ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and represent the City Council's findings regarding the adoption of the proposed Planned Development Overlay under the Ordinance.

SECTION 2. The proposed Planned Development Plan, attached hereto as Exhibit A and the proposed Plan Development land use standards, attached hereto as Exhibit B, have been reviewed and considered.

SECTION 3. The City Council hereby adopts this Ordinance to establish a Planned Development Overlay rezoning, adding the Planned Development Overlay to the existing zoning designation for the property (CAMX-NESP) based on the Planned Development Plan and the Planned Development land use standards to the Project site. The property will now have a zoning designation of Campus Mixed Use – Northeast Quadrant Specific Plan Overlay – Planned Development Overlay (CAMX-NESP-PD) on the zoning map.

SECTION 4. This Ordinance shall become effective thirty (30) days from and after its final passage and adoption, and publication of the Ordinance shall occur in a newspaper of general circulation at least fifteen (15) days prior to its effective date, or a summary of the Ordinance published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

This Ordinance was introduced and approved by Ordinance No. _____ at a regular meeting of the City Council of the City of Dixon held on the ____ day of _____ 2025, and adopted at a regular meeting of the City Council of the City of Dixon held on the ____ day of _____ 2025 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

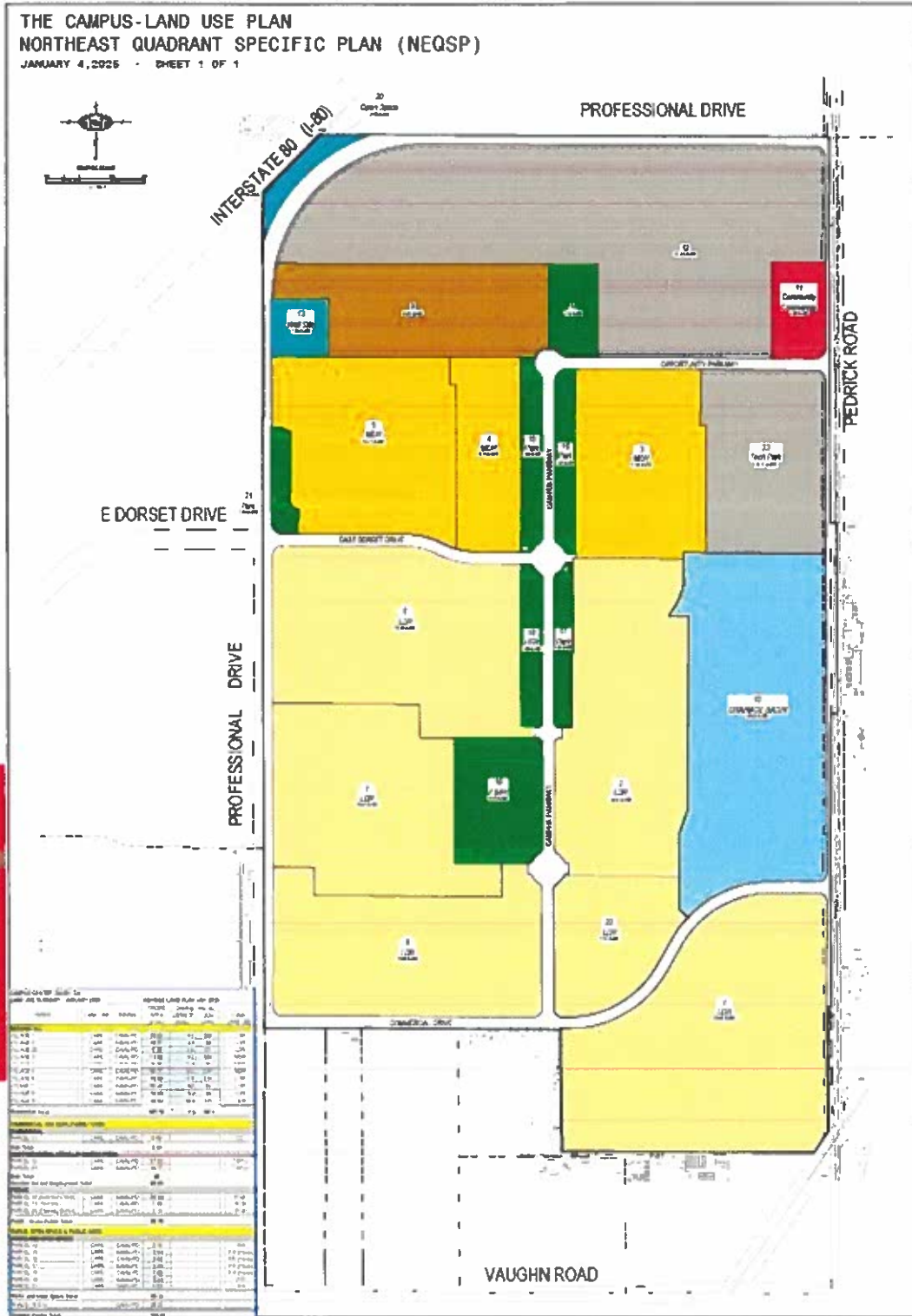
Steve Bird
Mayor of the City of Dixon

ATTEST:

Kristin M. Janisch
City Clerk of the City of Dixon

Exhibit B Planned Development Plan

Rezone APN's 0111-040-010, -020, -030, -040, and 0111-080-050 (as described in legal description below) from Campus Mixed Use - Northeast Quadrant Specific Plan Overlay (CAMX-NESP) to Campus Mixed Use - Northeast Quadrant Specific Plan Overlay-Planned Development



Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED DIXON, IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST; THENCE RUNNING SOUTH 0° 01' WEST, 1654.6 FEET TO A POINT; THENCE NORTH 88° 31' EAST, 412.2 FEET TO A POINT; THENCE SOUTH 0° 30' WEST 79.8 FEET TO A POINT; THENCE SOUTH 63° 04' EAST, 54.0 FEET TO A POINT; THENCE SOUTH 89° 02' EAST, 557.9 FEET TO A POINT; THENCE NORTH 1750.2 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION, NORTH 89° 50' WEST, 1017.4 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED BY LOUIS WARNKEN TO THE STATE OF CALIFORNIA, BY DEED DATED MARCH 18, 1940 AND RECORDED APRIL 24, 1940 IN BOOK 213 OF OFFICIAL RECORDS, AT PAGE 97, AS INSTRUMENT NO. 2746.

ALSO EXCEPTING THEREFROM THE PARCEL OF LAND CONVEYED IN THE DEED FROM ANTON E. ERACA, ET UX, TO THE STATE OF CALIFORNIA, DATED NOVEMBER 9, 1960, RECORDED FEBRUARY 15, 1961 IN BOOK 1066 OF OFFICIAL RECORDS, AT PAGE 105, AS INSTRUMENT NO. 3244.

APN: 0111-040-010

PARCEL TWO:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, M.D.B.&M., NORTH 89° 50' WEST, 831.8 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 89° 50' WEST, 786.00 FEET; THENCE SOUTH, 1750.2 FEET; THENCE SOUTH 89° 20' EAST, 788.9 FEET AND THENCE NORTH 0° 05' WEST, 1755.4 FEET TO THE PLACE OF BEGINNING.

APN: 0111-040-020

PARCEL THREE:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, M.D.B.&M., RUNNING THENCE SOUTH 89° 55' WEST, 2635.5 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 0° 01' EAST, 989.9 FEET; THENCE NORTH 88° 31' EAST, 412.2 FEET; THENCE SOUTH 0° 30'

WEST, 79.8 FEET; THENCE SOUTH 63° 04' EAST, 54 FEET; THENCE SOUTH 89° 29' EAST, 2176.4 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, SOUTH 871.0 FEET TO THE PLACE OF BEGINNING.

APN: 0111-040-040

PARCEL FOUR:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH,

RANGE 1 EAST, M.D.B.&M., RUNNING THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH

89 0 50' EAST, ALONG THE NORTHERLY LINE OF SAID 1/4 SECTION, 2604 FEET TO THE WESTERLY LINE OF COUNTY ROAD NO. 104; THENCE SOUTH 00 0 21' WEST, ALONG SAID WESTERLY LINE, 1886.5 FEET TO THE NORTHWESTERLY LINE OF SAID RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY; THENCE

SOUTH 34° 57' WEST, ALONG SAID NORTHWESTERLY LINE, 137.5 FEET; THENCE NORTH 89 ° 41' WEST, 1155.7 FEET; THENCE

NORTH 00 0 02' EAST, 571.1 FEET; THENCE SOUTH 89 ° 39' WEST, 1363 FEET TO THE WESTERLY LINE OF SAID 1/4 SECTION; THENCE NORTH 00 ° 16' EAST, ALONG SAID WESTERLY LINE, 1437 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED FROM IDA S. VAUGHN TO THE COUNTY OF SOLANO, DATED MARCH 5, 1964 AND RECORDED AUGUST 25, 1964 IN BOOK 1289 OF OFFICIAL RECORDS, PAGE 379, AS INSTRUMENT NO. 23263.

APN: 0111-080-050

PARCEL FIVE

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, RUNNING THENCE NORTH 89° 50' WEST 831.8 FEET TO A POINT; THENCE SOUTH 0° 05' EAST 1755.4 FEET TO A POINT; THENCE SOUTH 89 0 29' EAST 829.6 FEET TO THE EAST LINE OF SAID QUARTER SECTION AND THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 1761 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: THE PORTION THEREOF WITHIN COUNTY ROAD NO. 104 WHICH RUNS ALONG AND OVER THE EAST BOUNDARY THEREOF.

APN: 0111-040-030

Exhibit C
Planned Development Standards

The Campus project is an approximately 260 acre site in the northeast Quadrant Specific Plan and is composed of APN's 0111-040-010, -020, -030, -040, and 0111-080-050. The Planned Development standards for this Campus project shall be as follows:

1. The development, use and design standards for this Planned Development shall be those that are identified in the Northeast Quadrant Specific Plan, Chapter 8.
2. For the low and medium density residential portions of the Campus project, design guidelines prescribed in the approved Campus Design Guidelines shall also apply, in addition to the standards as identified in the Northeast Quadrant Specific Plan, Chapter 8.

DRAFT