



NOTICE OF PREPARATION

THE CAMPUS DRAFT ENVIRONMENTAL IMPACT REPORT

Date: August 30, 2023

To: State Clearinghouse, Agencies, Organizations and Interested Parties

From: City of Dixon Community Development Department

Subject: Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for The Campus

Scoping Meeting: September 20, 2023 at 7:00 pm
(Online meeting via Zoom (see page 2 for information))

Comment Period: Wednesday, August 30, 2023 to Friday, September 29, 2023

NOTICE IS HEREBY GIVEN that the City of Dixon (City), as the Lead Agency, has determined that The Campus project (proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Planning and Research respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on August 30, 2023 and end on September 29, 2023.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)). Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. on Friday, September 29, 2023. For additional information, please contact:

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



Draft EIR Scoping Meeting

The City will hold an online scoping meeting to: (1) inform the public and interested agencies about the proposed project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR, as well as the range of alternatives to be evaluated. No action will be taken on the project at the scoping meeting. The sole purpose of the scoping meeting is for interested parties to be introduced to the project, to ask questions about the project, and to provide feedback regarding the scope of what CEQA topics should be assessed in the Draft EIR. The scoping meeting is not an appropriate time to provide comments on the merits of the project or provide testimony to support or oppose the project. Interested parties are strongly encouraged to submit written comments via email or letter.

At a future undetermined time (anticipated in early 2024), through noticed public hearings, the Planning Commission will review the Draft EIR (DEIR) and accept comments on the adequacy of the DEIR. Subsequently, through noticed public hearings, the Planning Commission will review the project and the Final EIR and provide recommendations to the City Council, who will take action on the project, including consideration of the Final EIR, at noticed public hearings.

The date, time, and place of the online Scoping Meeting is as follows:

The Campus Draft EIR Scoping Meeting

September 20, 2023 at 7:00 pm

Join via Zoom

<https://us02web.zoom.us/j/84055900041?pwd=WGxaTjV6aUkvZk1pWWdWSVpDczlDdz09>

Or www.zoom.com

Meeting ID: 840 5590 0041

Passcode: 09202023

Join Zoom Via Phone

+1 (669) 900-9128

Meeting ID: 840 5590 0041

Passcode: 09202023

Project Location and Setting

The City is located in the Central Valley region of Northern California, along the Highway 80 freeway corridor, with the cities of Davis and Sacramento located approximately six miles and 25 miles to the northeast, respectively, and the cities of Vacaville and San Francisco located approximately 15 miles and 65 miles to the west, respectively, as shown on **Figure 1**.

The Campus project site is located within the City's Northeast Quadrant Specific Plan (NEQSP) and comprises nearly 40 percent of the plan's total 643+/- acres. The project site is located on the eastern edge of the NEQSP adjacent to Pedrick Road, as shown in **Figure 2**. The project site is comprised of APNs 0111-040-010, -020, -030, -040, and 0111-080-050, contains a total of 260 +/- acres. 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 on **Figure 3**.

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The project site is currently zoned as Professional & Admin Office (PAO-PUD), Neighborhood Commercial (CN-PUD), and Light Industrial (ML-PUD), and would be rezoned to Campus Mixed Use Planned Development (CAMU-PD) consistent with the properties General Plan land use designation (**Figure 4**).

Project Description

The Campus proposes a mixed-use development planned to fully realize the intent of the City's recently created Campus Mixed Use General Plan designation. 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-generating uses, housing, and easy access to the regional transportation network."

The proposed project would consist of a phased, mixed-use 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 (**Figure 5**). Preliminary concepts for the DOC area at the north end of the site are shown in **Figure 6**. 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. **Table 1** describes the preliminary land use summary.

Table 1: Proposed Land Use Summary

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

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PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du)		CAMU LAND USE
				DENSITY (du/ac)	DUs (units)	
PARKS, OPEN SPACE & PUBLIC USES						
PARKS AND OPEN SPACE						
LOT 14	CAMU	CAMU-PD	2.36			P/R
LOT 15	CAMU	CAMU-PD	1.64			P/R (Paseo)
LOT 16	CAMU	CAMU-PD	1.58			P/R (Paseo)
LOT 17	CAMU	CAMU-PD	1.42			P/R (Paseo)
LOT 18	CAMU	CAMU-PD	1.42			P/R (Paseo)
LOT 19	CAMU	CAMU-PD	5.00			P/R
Parks and Open Space Total:			8.42			
PUBLIC						
LOT 10 (Detention Pond)	CAMU	CAMU-PD	25.14			P/QP
LOT 13 (Well Site)	CAMU	CAMU-PD	1.58			P/QP
LOT 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						
The Campus Total:			254.61		1,041	

Dixon Opportunity Center

The 47.87-acre DOC would be a large employment area developed to accommodate technology, business park, and light industrial uses. Approximately 660,000 square feet (sf) could be developed within the DOC. 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, office, research, heavy commercial uses, and other related uses could be developed as these critical uses grow within Dixon.

Residential Uses

A total of nine lots 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 residential units are planned.

Five lots – Lots 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 5.7 du/ac. Low-density residential units would be typical single-family detached units with varying lot and product sizes, totaling 538 units.

Three lots – Lots 3, 4, and 5 – would be designated for medium density residential (MDR) uses. Units in those lots would range in density from 7.6 du/ac to 9.3 du/ac, totaling 278 units. The MDR land use is anticipated to accommodate urban density housing with a strong orientation toward the street. Unit types could include single family attached or detached units facing the public street, and brownstones, townhomes, and condominiums. Varying lot and product sizes would provide a diversity of housing options. Units may be accessed via a rear alley or auto court.

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Lot 9, in the eastern part of the project site, immediately south of the DOC, would be comprised of high-density residential (HDR) uses. The 11.54-acre HDR use 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. Similar to the MDR designation, HDR units are required to have a strong orientation toward the street. A variety of higher density housing types would be appropriate if designed with front forward architecture which includes front entry doors and porches facing the street, and off-street parking located in the rear of the lot and accessed from alleys or internal driveways. 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 up to 27,000 square feet of retail commercial space. Typical uses may include retail shops, restaurants, local pubs, banks, grocery stores, convenience services, and offices. These uses, within walking distance to the DOC and residential areas, are planned to meet the everyday needs of local residents and promote non-vehicular forms of transportation. The intent is to provide for a unique mix of uses that support The Campus concept.

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 within the DOC. 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

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 (**Figure 7**). 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 million gallons per day (mgd). A new municipal water well (1,500 gpm) and future tank site (1.58 acres) 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.

Wastewater Facilities

The proposed NEQSP amendment includes modifications to the wastewater collection system to better serve The Campus (**Figure 8**). 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 1.17 mgd peak wet weather flow (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 would convey sewer flows from Vaughn Road to the City's Wastewater Treatment Plant south of the city. Sewer infrastructure depths would vary from 8 to 20 feet in depth.

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 (**Figure 9**). This solution proposes the use of the onsite land area south of Commercial Drive for a new retention 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. The proposed retention basin would be 25.14 acres with a volume of approximately 240 acre feet. The proposed basin may be expanded in the future and converted from a retention basin to a city detention basin once the identification of the final city-wide regional storm drainage and conveyance system solution for the NEQSP area is identified. The basin expansion would increase basin capacity to 360 acre feet of storage and would be utilized for the remaining undeveloped NEQSP properties west of Pedrick Road. This proposed basin would have an outfall to the existing culvert at Pedrick Road which is tributary to the Tremont 3 drainage facility. The underlying land use for the detention basin would be CAMU, per the current proposed amendment to the NEQSP. A drainage channel in the northwest corner of the project site, between I-80 and Professional Drive, would further accommodate the bypass of offsite stormwater.

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. As provided for in the NEQSP and prior entitlements to the west of the site, the planned extension of Dorset Drive would 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. Campus Parkway would form the north-south spine of The Campus' circulation network.

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

Project Phasing

The Campus would ultimately be constructed in three phases to allow for its orderly development (**Figure 10**). 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:

The first phase of development would consist of approximately 495 residential units adjacent to Professional Drive and the west side of the project site.

- Construct sewer from Vaughn Road to the project site along Professional Drive.
- Construction drainage retention basin.
- 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 east half of Professional Drive adjacent to the Phase 1 project area.
- Construct the west half of Professional Drive from Commercial Drive to Vaughn Road.
- Construct Campus Parkway.
- Construct Entrance 'A' roadway from Campus Parkway to Pedrick Road.
- Construct E. Dorset Drive from Professional Drive to Campus Parkway.
- Construct Commercial Drive from Professional Drive to Pedrick Road.
- Construction of streetlights, joint trench utilities, water, sewer and drainage facilities and appurtenances with the Phase 1 roadways.
- Construction of residential neighborhoods for Lots 4, 5, 6, 7, and 8.
- Construction of park improvements for Lots 15, 18, and 19.

Phase A Improvements:

- Construct Pedrick Road frontage improvements and roadway widening from Entrance 'A' road to Commercial Drive.
- Construction of streetlights and drainage facilities within Pedrick Road adjacent to the project phase.
- Construction of residential neighborhoods for Lots 1, 2, 3, and 9.
- Construction of park improvement for Lots 16 and 17.

Phase B Improvements:

- Construct the east and south half 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.
- Construct Pedrick Road frontage improvement and roadway widening from Professional Drive to Entrance 'A' roadway.
- Construction of streetlights and drainage facilities within Pedrick Road adjacent to the project phase.
- Construction of the DOC and commercial parcels on Lots 11 and 12.

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- Construction of park improvement for Lot 14.

Project Applications

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 Northeast Quadrant Specific Plan (NEQSP);
- 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;
- Large-Lot Vesting Tentative Subdivision Map;
- Establish Planned Development standards, including Design Guidelines; and
- Development Agreement.

Draft EIR Analysis

The City will prepare an EIR for The Campus project. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The Draft EIR for the project will incorporate by reference applicable portions of the certified Dixon General Plan 2040 Draft EIR.

The project level EIR will analyze potentially significant impacts associated with adoption and implementation of The Campus project. In particular, the EIR will focus on the project's increased development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- **Aesthetics** – The Draft EIR will describe the aesthetic implications of project implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, potential to conflict with regulations governing scenic quality, and light or glare impacts.
- **Agricultural Resources** – The Draft EIR will describe the character of the region's agricultural lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). This section will provide an analysis including the methodology, thresholds of significance, project impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural lands and Williamson Act cancellations as a result of project implementation.
- **Air Quality** – The Draft EIR will describe the potential short- and long-term impacts of project implementation on local and regional air quality and air quality plans based on methodologies issued by the Yolo-Solano Air Quality Management District (YSAQMD).
- **Biological Resources** – The Draft EIR will identify any potential impacts of project implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.

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- **Cultural and Tribal Cultural Resources** – The Draft EIR will describe project implementation impacts and mitigation associated with cultural, historic, archaeological, and tribal cultural resources.
- **Energy** – The Draft EIR will provide an analysis to determine whether the proposed project would result in a significant impact on energy use if it would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.
- **Geology, Soils, and Seismicity** – The Draft EIR will describe the potential geotechnical implications of project implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique paleontologic resources or unique geological features.
- **Greenhouse Gases and Climate Change** – The Draft EIR will include a greenhouse gas emissions analysis using the YSAQMD's methodology and guidance for evaluating a project's greenhouse gas emissions and will address the potential for the project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases.
- **Hazards and Hazardous Materials** – The Draft EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of project implementation. Potential hazards impacts resulting from future construction will also be described.
- **Hydrology and Water Quality** – The Draft EIR will describe the effects of project implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.
- **Land Use and Planning** – The Draft EIR will describe the potential impacts of project implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.
- **Noise** – The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the project.
- **Population and Housing** – The Draft EIR will describe the anticipated effects of project implementation inducing unplanned population growth or displacing existing people or housing.
- **Public Services and Recreation** – The Draft EIR will describe the potential for project implementation to result in substantial adverse physical impacts on public services, including police, fire and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- **Transportation** – The Draft EIR will describe the transportation and circulation implications of project implementation, including impacts on the circulation system including transit, roadways, pedestrian and bicycle facilities, potential effects related to vehicle miles traveled, design or incompatible use hazards, and adequate emergency access.
- **Utilities and Service Systems** – The Draft EIR will describe project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.



- **Wildfire** – The Draft EIR will describe project impacts related to emergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to significant wildfire-related risks.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with project implementation. The Draft EIR will also compare the impacts of the project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

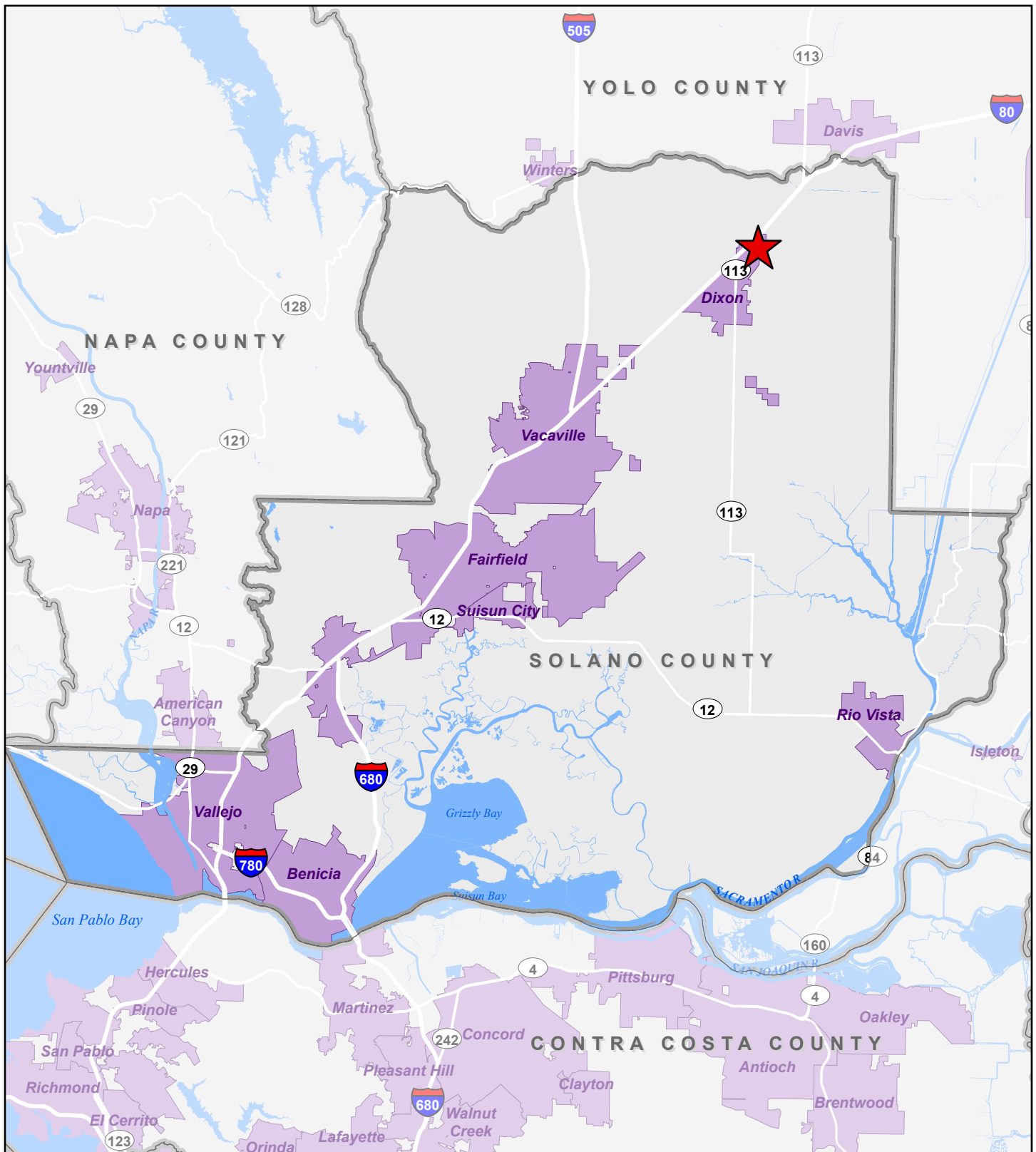
Environmental Topics Scoped from Further Analysis

Forestry Resources




The EIR certified for the Dixon General Plan 2040 in 2021 concluded there would be no impacts to forestry resources. No land zoned or used as forestry resources or timberland are in the city. Therefore, no forestry impacts would occur as a result of implementing the project and this issue will not be discussed in the EIR.

Mineral Resources

The EIR certified for the Dixon General Plan 2040 in 2021 concluded that there would be no impacts to mineral resources. Other than a few existing idle oil wells, there are no mineral resources identified in the city and, therefore, no potential impacts on this type of resource. Therefore, there would be no impact on mineral resources, and this impact will not be discussed in the EIR.



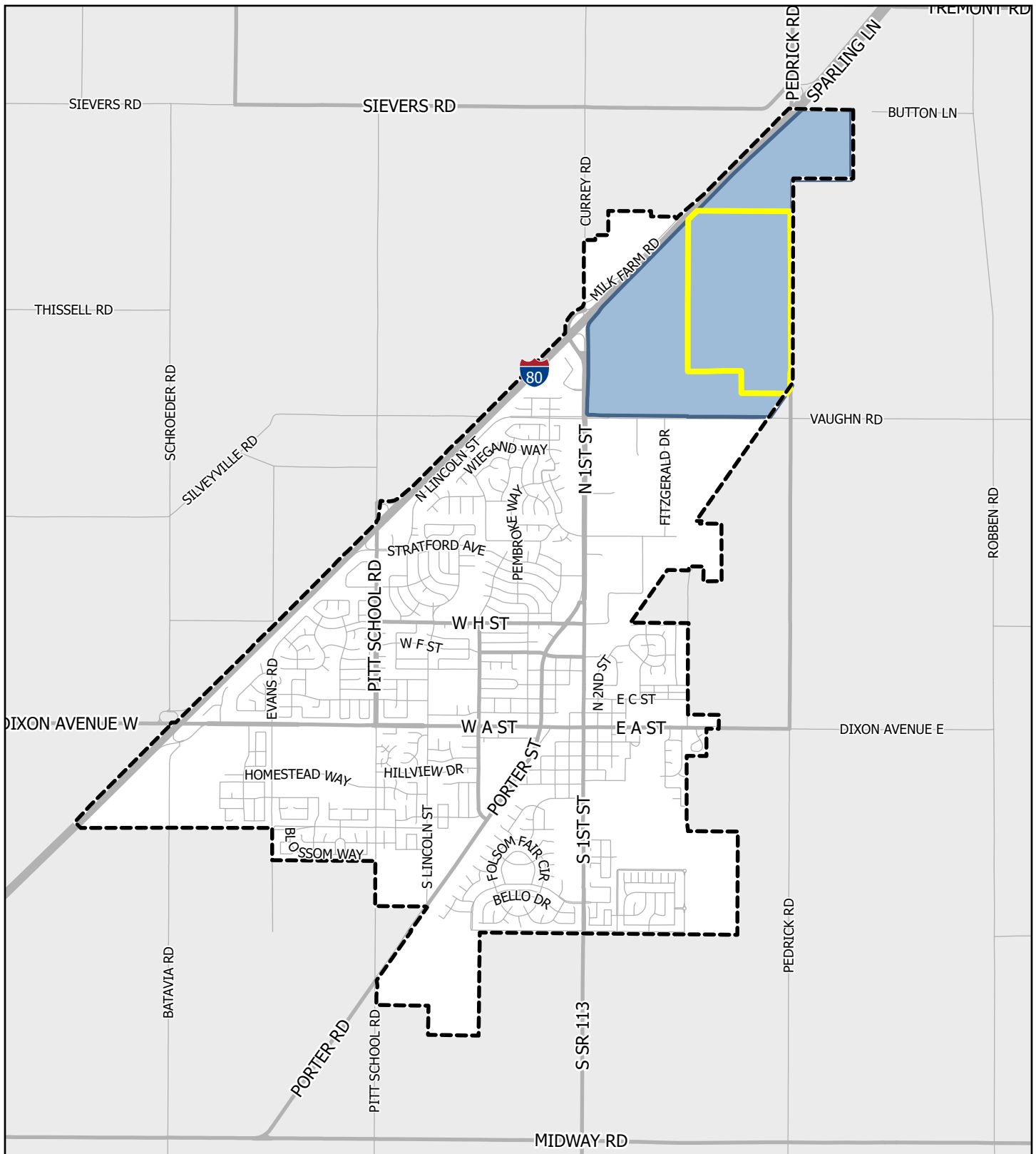
LEGEND

-  Project Location
-  Incorporated Area
-  County Boundary




THE CAMPUS

Figure 1. Regional Location Map



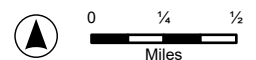


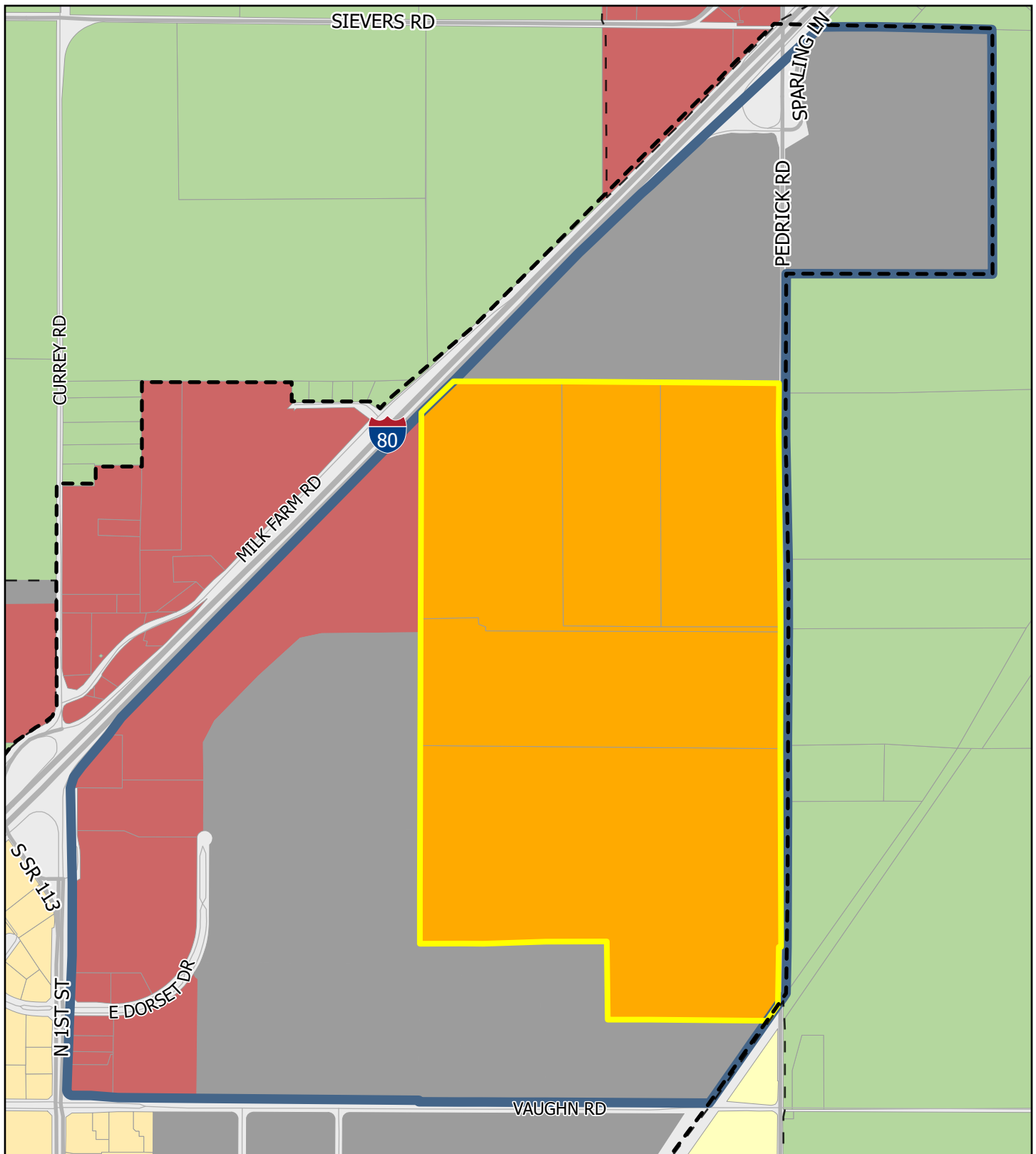
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-  City of Dixon
-  Northeast Quadrant Specific Plan Area
-  The Campus Project Site

THE CAMPUS

Figure 2. Proposed Project Site



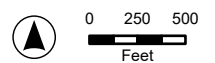


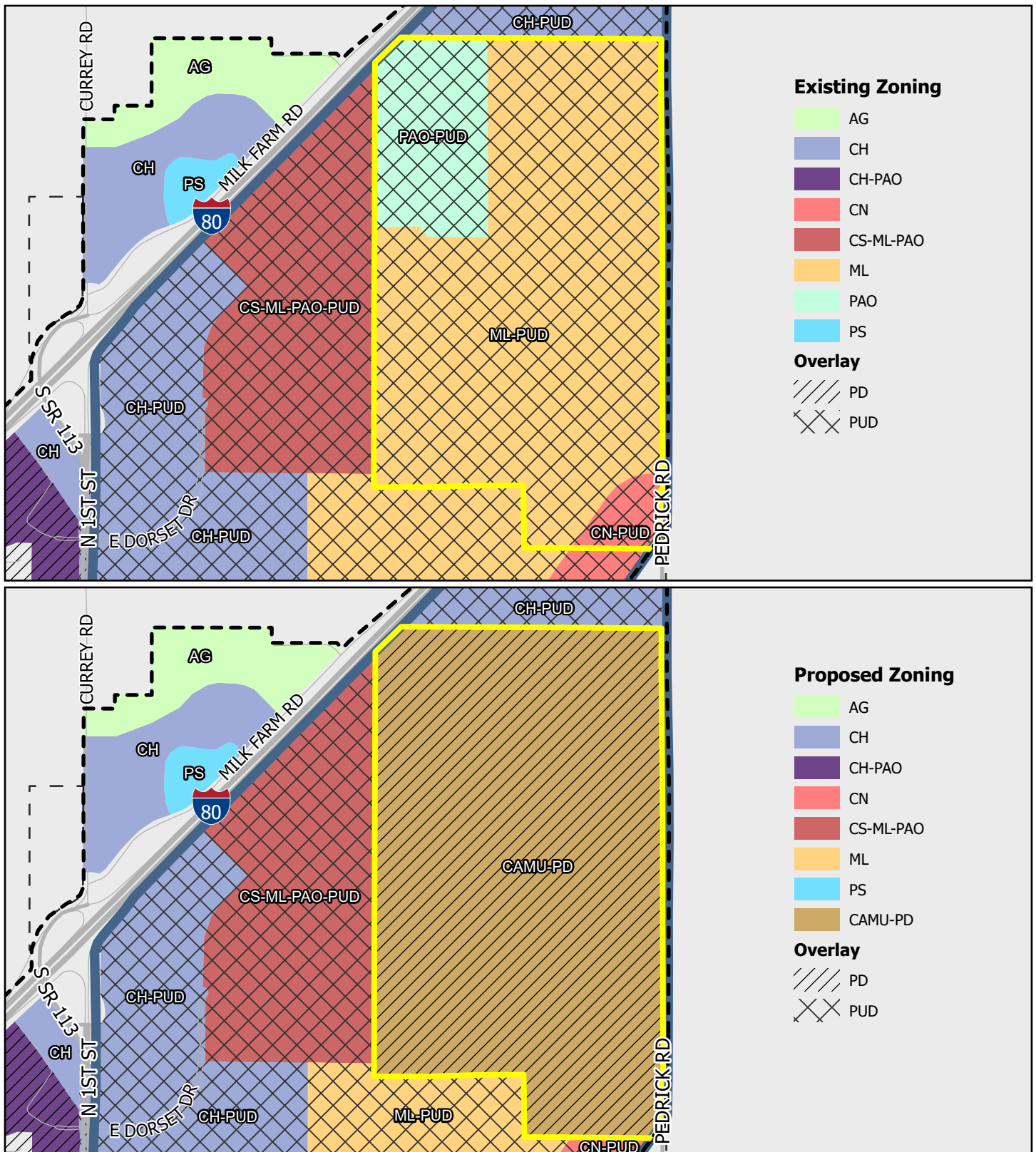
LEGEND

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

THE CAMPUS

Figure 3. Land Use Designations



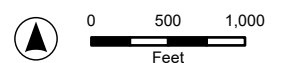


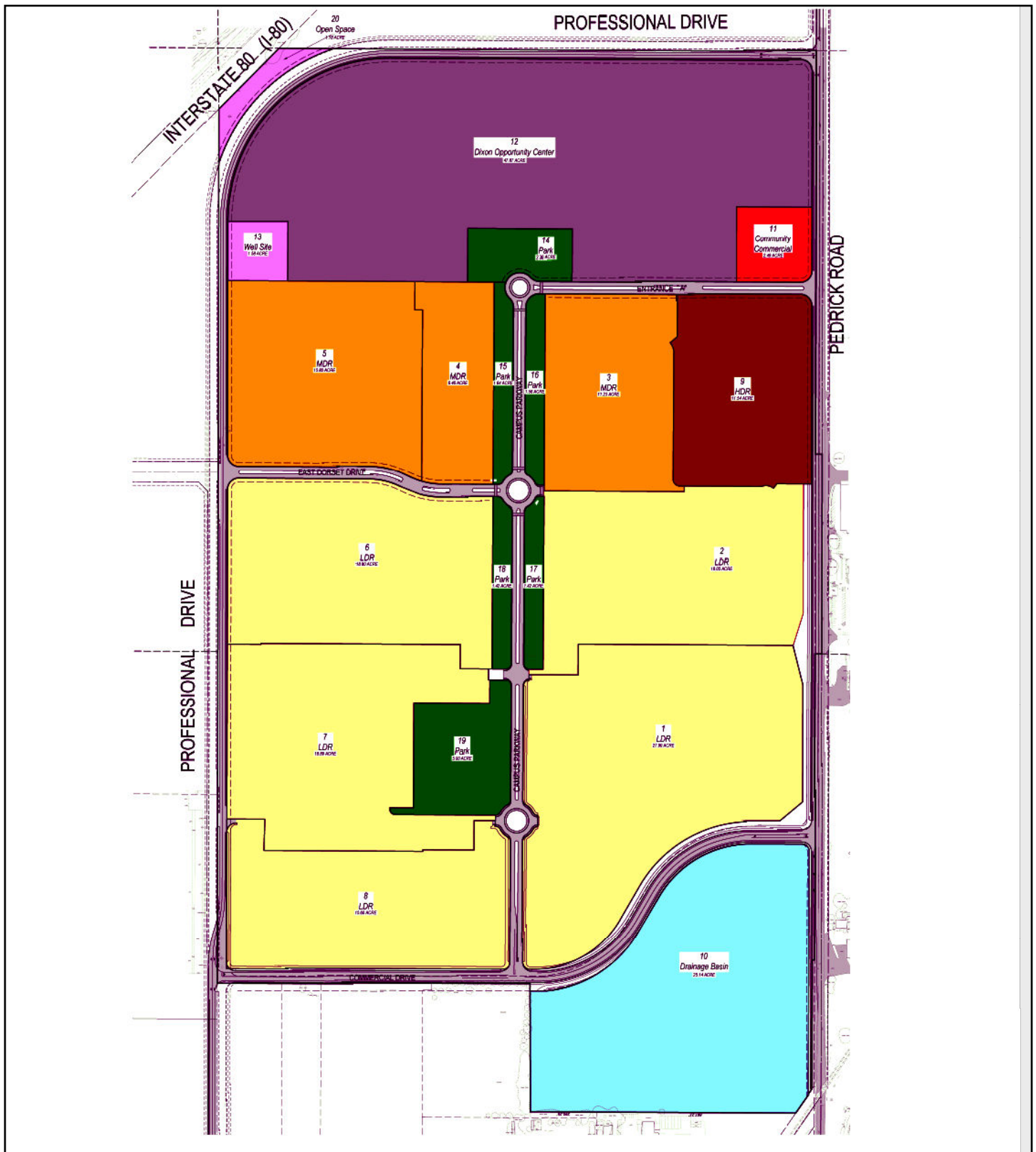
LEGEND

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

THE CAMPUS

Figure 4. Existing and Proposed Zoning



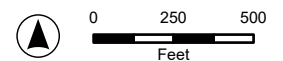


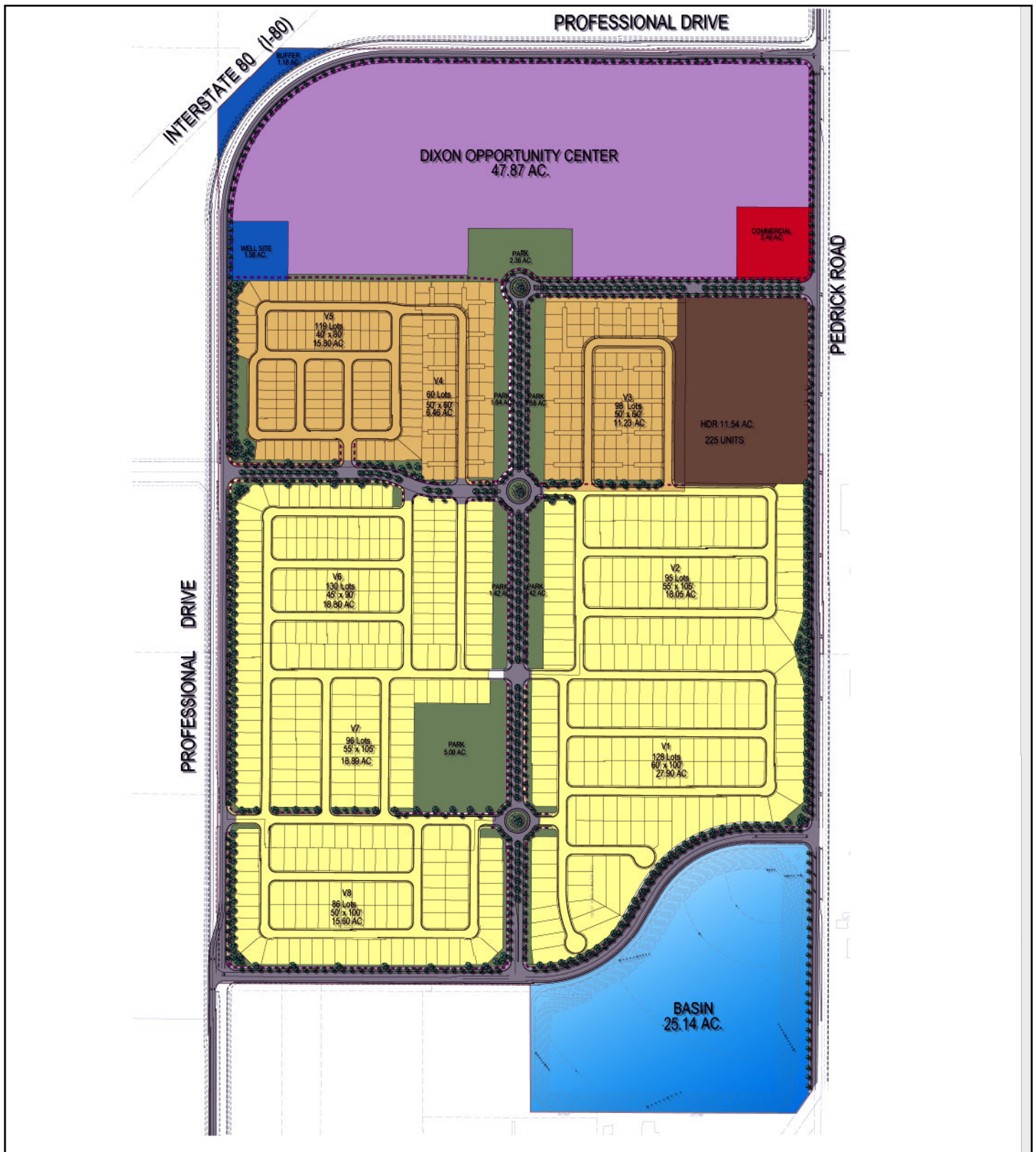
LEGEND

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

THE CAMPUS

Figure 5. Proposed Site Plan



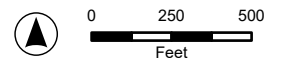


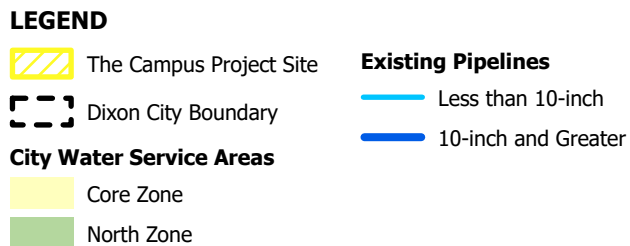
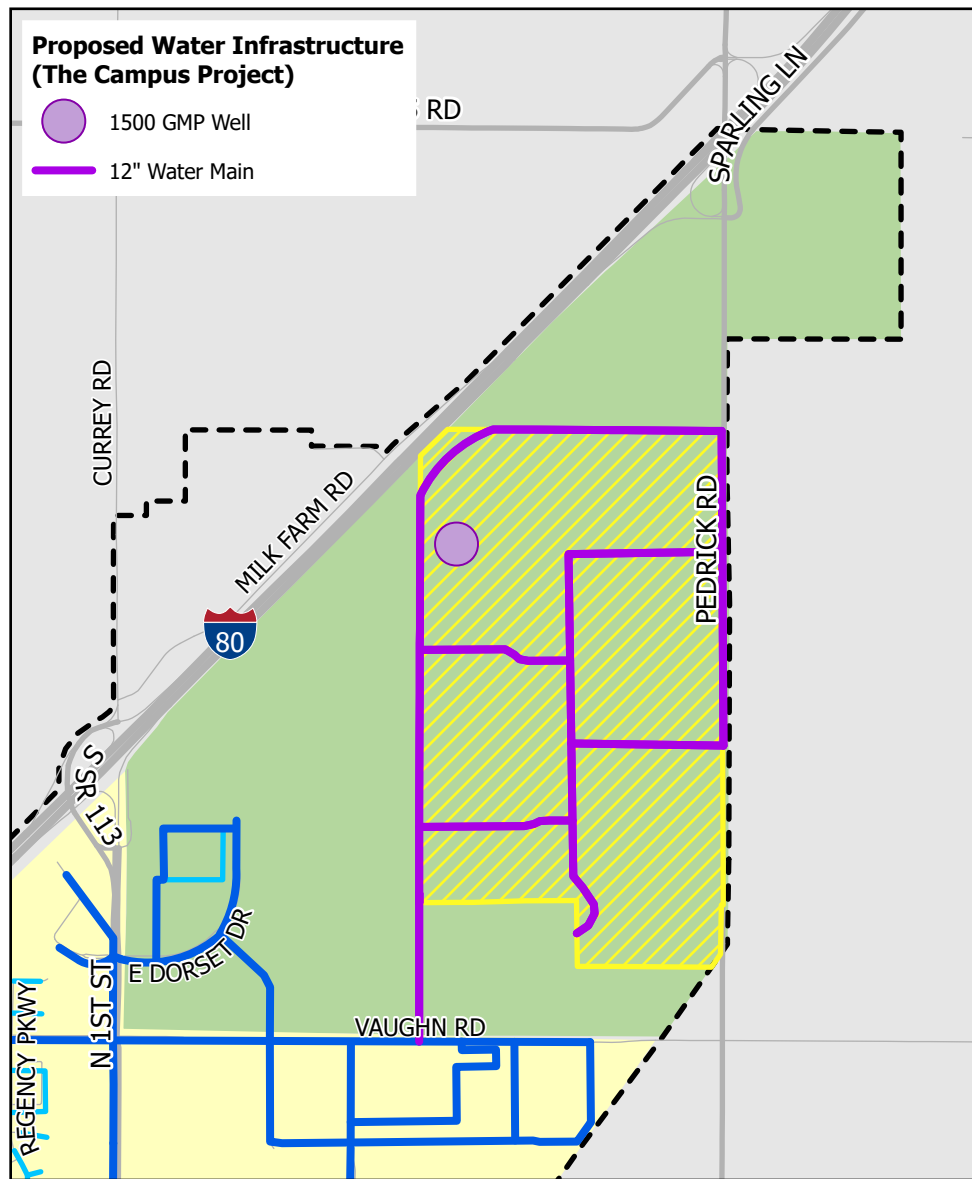
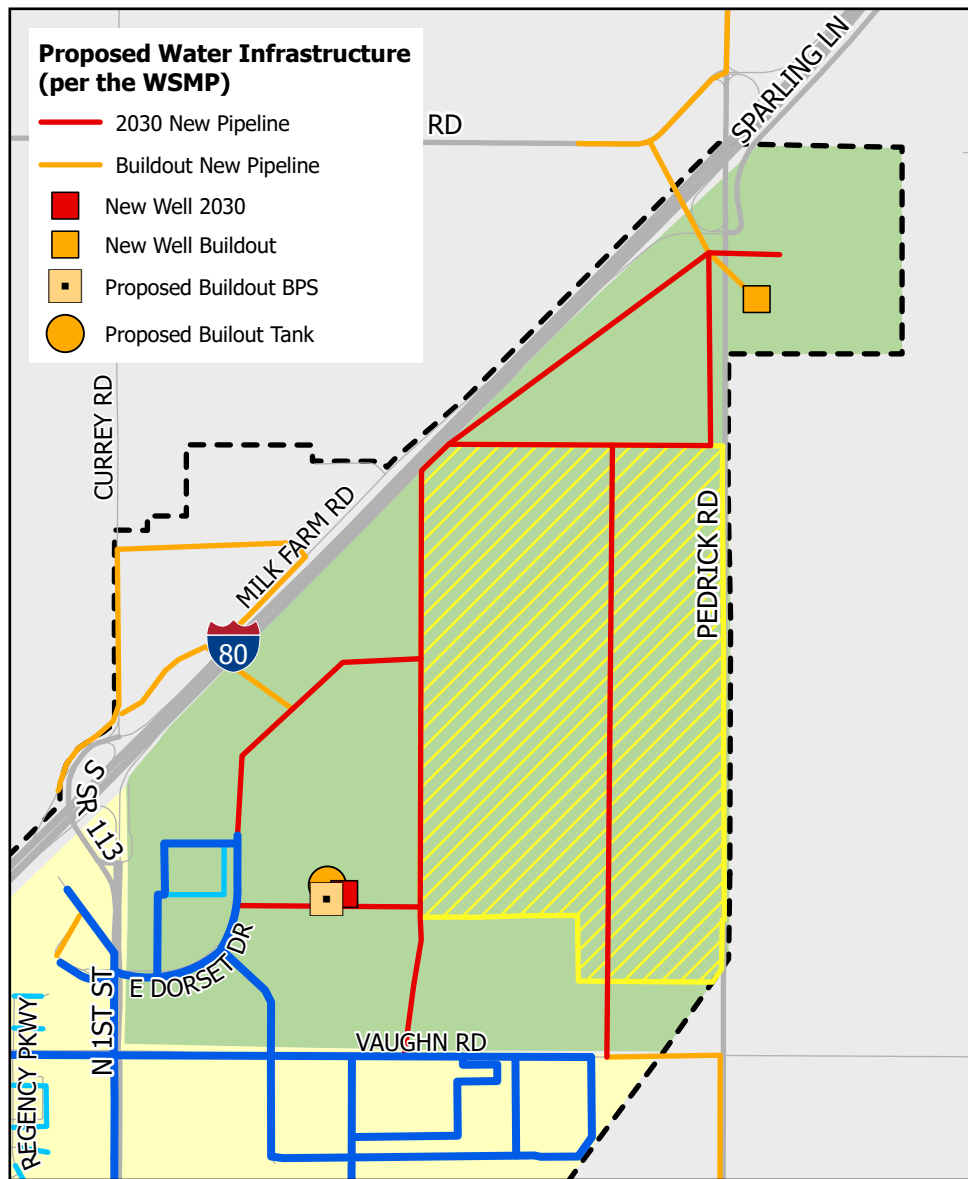
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Low Density Residential	Dixon Opportunity Center
Medium Density Residential	Park
High Density Residential	Drainage Basin
Community Commercial	Other

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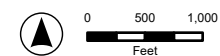
Figure 6. Illustrative Land Use Plan

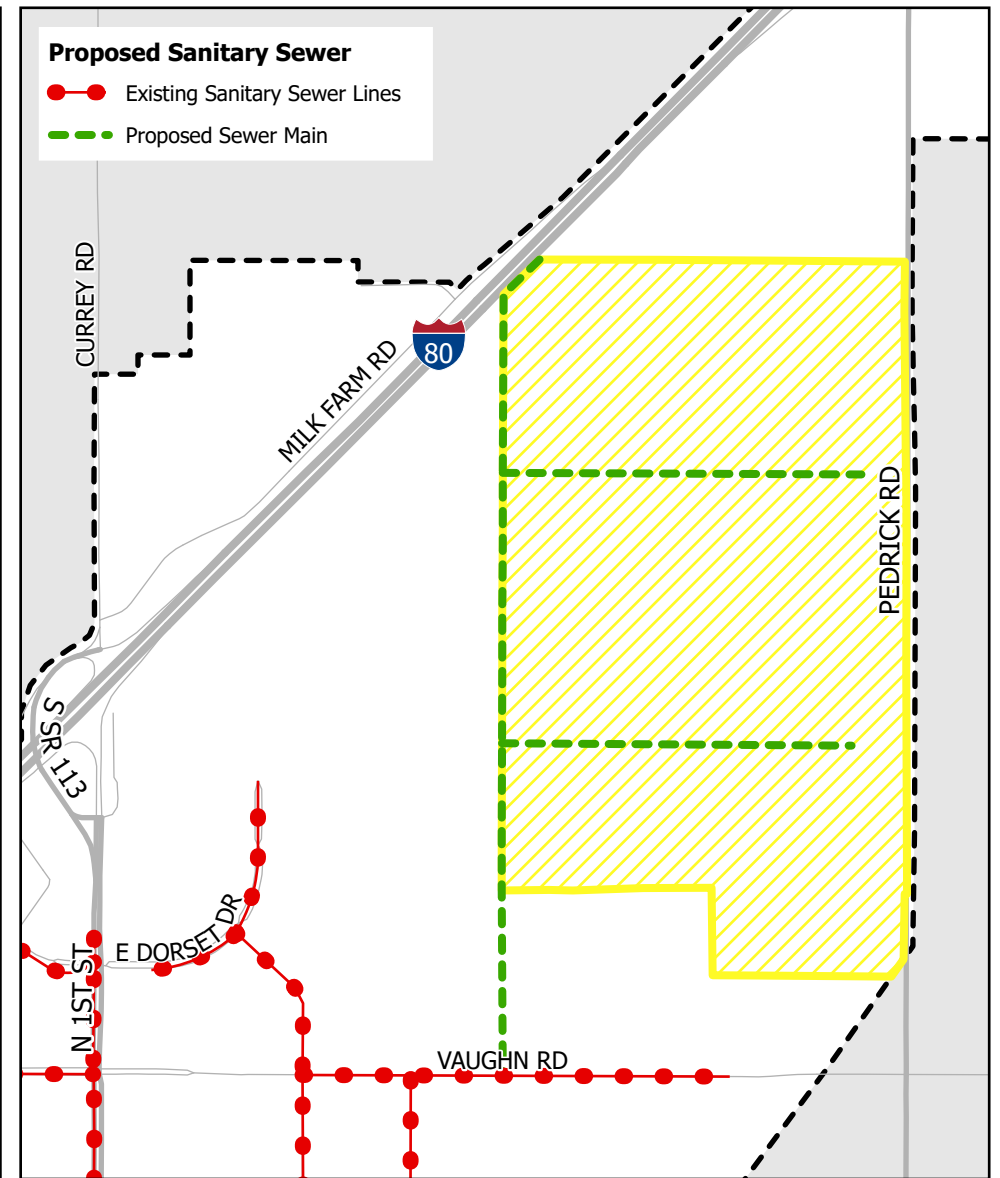
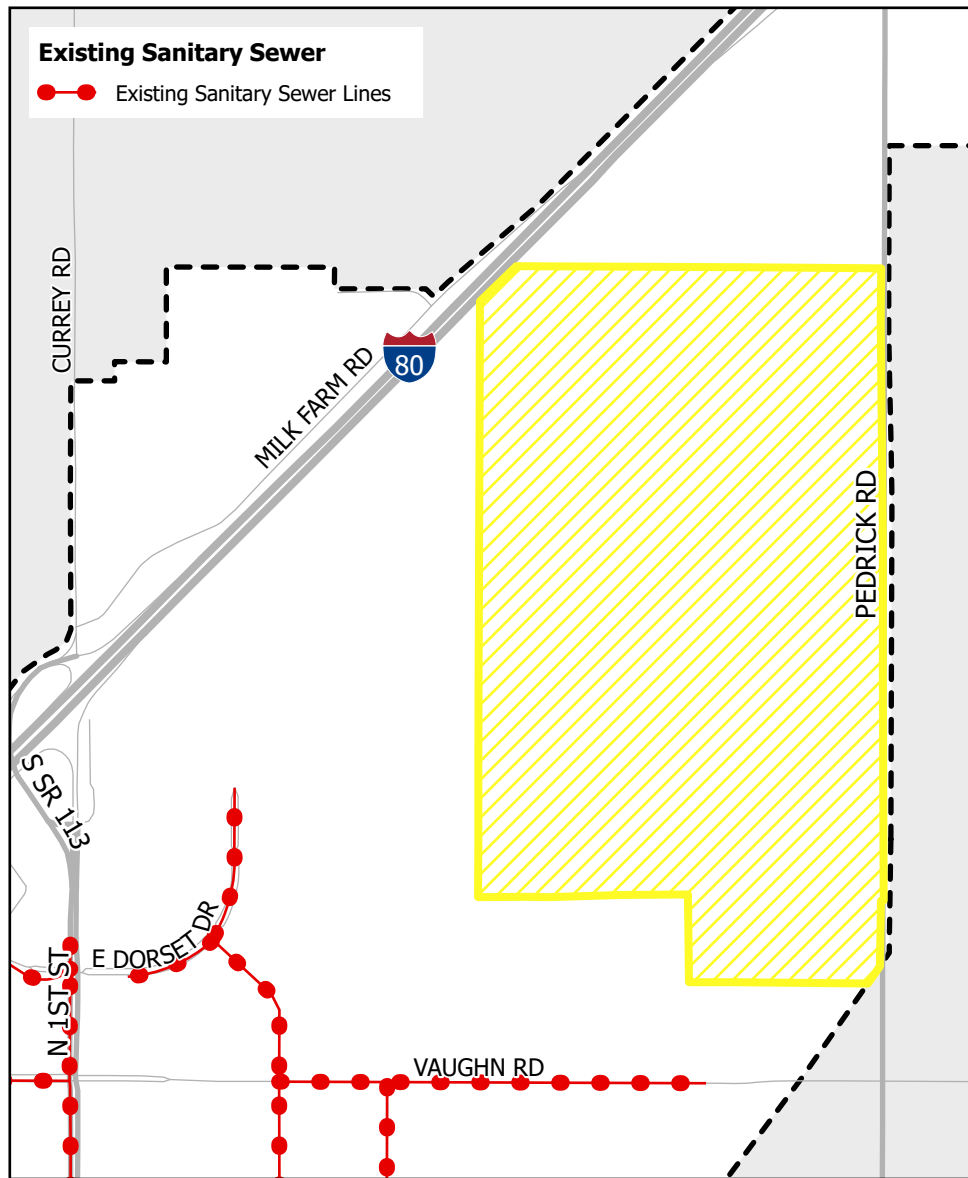






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Figure 7. Water Distribution System



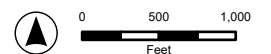


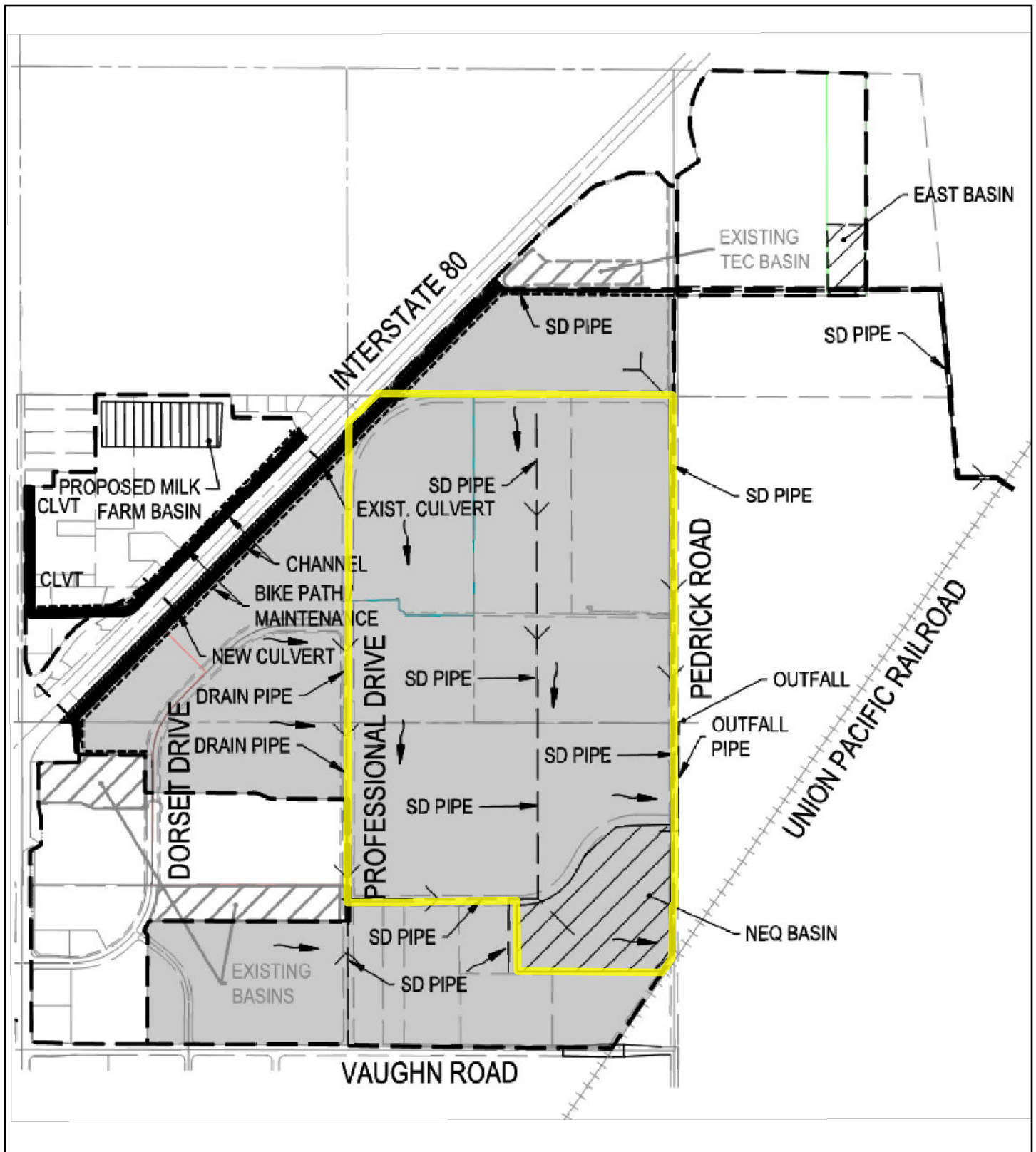
LEGEND

-  The Campus Project Site
-  Dixon City Boundary

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Figure 8. Wastewater System



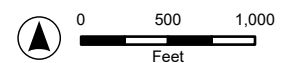


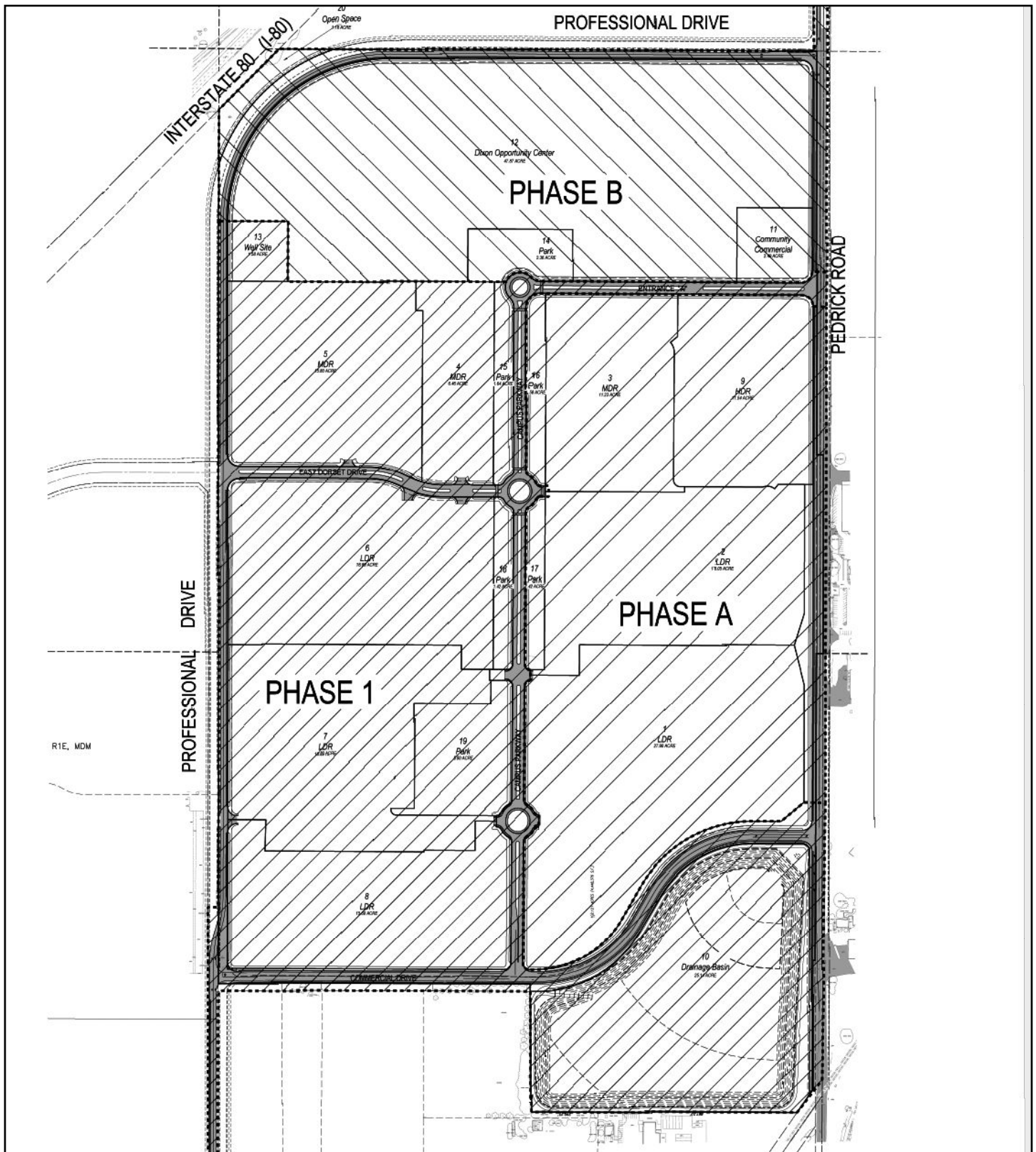
LEGEND

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

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Figure 9. Proposed NEQSP Drainage System





LEGEND

- Phase 1
- Phase A
- Phase B

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Figure 10. Proposed Phasing Plan

