

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080739

Project Title: The Campus

Lead Agency: City of Dixon

Contact Name: Brian Millar, Contract Planner

Email: bmillar@cityofdixon.us Phone Number: (530) 902-9218

Project Location: Dixon Solano  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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 near Interstate 80 (I-80). The project site is comprised of five parcels and contains a total of 260 +/- acres. 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 "... 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 (1,041 units), and approximately 2.5 acres of commercial uses. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: scenic vistas, scenic quality, light, glare. Agricultural Resources: prime farmlands, Williamson Act contracts, loss of agricultural lands. Air Quality: short- and long-term impacts on local and regional air quality. Biological Resources: special-status plant and animal species, riparian habitats, wetlands, sensitive natural communities, migratory movement, protected trees. Cultural and Tribal Cultural Resources: cultural, historic, archaeological, tribal cultural resources. Energy: wasteful, inefficient, or unnecessary consumption of energy resources. Geology, Soils, and Seismicity: seismic activity, substantial soil erosion, potentially unstable geological units, destruction of unique paleontologic resources or geologic features. Greenhouse Gases and Climate Change: GHG emissions and potential to conflict with an adopted plan or other regulations adopted for the purpose of reducing GHGs. Hazards and Hazardous Materials: existing and anticipated hazmat activities and releases. Hydrology and Water Quality: storm drainage, water quality, groundwater resources, and the potential for flooding. Land Use and Planning: conflict with land use plans, policies, or regulations. Noise: short- and long-term effects associated with the project. Population and Housing: inducing unplanned population growth or displacing existing people or housing. Public Services and Recreation: substantial adverse physical impacts on public services, including police, fire and emergency medical services, schools, parks and recreation facilities, and other public facilities. Transportation: circulation system including transit, roadways, pedestrian and bicycle facilities, VMT. Utilities - water supply, sewer and wastewater treatment, storm drainage, solid waste, electricity/gas. Wildfire: eemergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to wildfire risks.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known.

Provide a list of the responsible or trustee agencies for the project.

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Transportation
- California Department of Fish and Wildlife
- California Public Utilities Commission
- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board
- Pacific Gas and Electric Company
- Yolo-Solano Air Quality Management District