

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

[] County Clerk
County of: Solano
Address:

From:
Public Agency: City of Dixon
Address: 600 East A Street
Dixon, CA
Contact: Dina Tasini
Phone: (707) 678-7000 Ext: 1114

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 200204237

Project Title: Southwest Dixon Specific Plan

Project Applicant: JEN 6 California

Project Location (include county): South of West A Street, east of the Interstate 80, in the City of Dixon, Solano Co

Project Description:

Approval of an amended and restated Development Agreement for a portion of the Southwest Dixon Specific Plan ("Plan") area and approval of vesting tentative maps for Phase 1, Villages 2 and 3 of the Plan. The City certified the Environmental Impact Report for the Plan in September 2004 and approved the Plan and a Development Agreement for the Plan in November 2005. As documented in the Addendum prepared for the amended and restated Development Agreement and Phase 1 maps, no subsequent environmental review is required pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162.

This is to advise that the City of Dixon has approved the above ([] Lead Agency or [] Responsible Agency)

described project on May 14, 2019 and has made the following determinations regarding the above described project.

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Dixon, Community Development Department, 600 East A Street, Dixon, CA

Signature (Public Agency): [Signature] Title: City Engineer / Public Works Director

Date: 5/16/19 Date Received for filing at: Office of Planning & Research

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.





DEVELOPMENT SUMMARY

LAND USE	ACREAGE	#UNITS	AV. DENSITY	SQ. FT.	FAR
Low Density Residential (LD)	160.2	562	3.5		
Medium Density-Low Residential (MDL)	86.4	486	5.6		
Medium Density-High Residential (MDH)	10.3	132	12.8		
COMMUNITY COMMERCIAL	9.7			85,000	0.2
PARK	23.0				
FIRE STATION (FS)	0.7				
FUNCTIONAL BUFFER	1.6				
TOTAL¹⁾	291.9	1,180		85,000	

1) Does not include major streets
 NOTE: All acreages indicated are gross acres, which include local roadways, pocket parks, and linear parks
 NOTE: Southwest Dixon Specific Plan allows up to 1,365 residential units, and requires 23.0 acres of Community and Neighborhood Parks

CONCEPTUAL LAND USE PLAN
 TAILOR BUILDERS - JEN CALIFORNIA

2.14.2018

