

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Lincoln Square Project

Lead Agency: City of Dixon

Contact Person: Scott Greeley, Associate Planner

Mailing Address: 600 East A St

Phone: (707) 678-7000 x1115

City: Dixon

Zip: 95620

County: Solano

Project Location: County: Solano

City/Nearest Community: Dixon

Cross Streets: North First St/SR 113/ North Lincoln St

Zip Code: 95620

Longitude/Latitude (degrees, minutes and seconds): 38 ° 27 ' 57.5 " N / 121 ° 49 ' 23.2 " W Total Acres: 13.26

Assessor's Parcel No.: 0108-110-450 and -460

Section: 11

Twp.: 7N

Range: 1E

Base: MDBM

Within 2 Miles: State Hwy #: 113

Waterways: n/a

Airports: n/a

Railways: Union Pacific

Schools: Gretchen Higgins & Linford Anderson Elementary & John

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review**Development Type:** Residential: Units 102 Acres 10.99 Office: Sq.ft. _____ Acres _____ Employees _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. 12,902 Acres 2.27 Employees _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____

Acres _____

Employees _____

 Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: tribal, greenhouse gases**Present Land Use/Zoning/General Plan Designation:**

Present: Vacant; Zoning = Light Industrial-Professional/Admin Office-Planned Development (ML-PAO-PD); General Plan = Corridor Mixed Use

Project Description: (please use a separate page if necessary)

The Lincoln Square Project (proposed project) consists of a 10.99-acre subdivided residential community, which would be developed into 102 detached, single-family lots. Additionally, the proposed project includes a 2.27-acre commercial lot, which would be developed with a 4,500-square-foot (sf) Rotten Robbie convenience store, a 5,789-sf fueling canopy with eight fuel dispensers, and a 2,613-sf car wash. The commercial lot would be located immediately southwest of the North Lincoln Street/State Route (SR) 113 intersection. The proposed residences would be constructed to the west, southwest, and south of the commercial lot. The residential community would provide an open space area by way of a pocket park, which would be located immediately to the west of SR 113 and would serve to capture stormwater runoff. North Lincoln Street and SR 113 would provide access to the project site, with each roadway featuring a single point of entry/exit to both the commercial lot and subdivision. The required entitlements for the project include a Rezone, Tentative Subdivision Map, Planned Development, and Design Review

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date Friday, Jan 7, 2022 Ending Date Monday, Feb 7, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning & Management Inc.</u>	Applicant: <u>Lewis Properties, Rob White</u>
Address: <u>1501 Sports Drive, Suite A</u>	Address: <u>92106 Kiefer Blvd</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Sacramento, CA 95826</u>
Contact: <u>Nick Pappani</u>	Phone: <u>(916) 856-6788</u>
Phone: <u>(916) 372-6100</u>	

Signature of Lead Agency Representative: *Nick Pappani for* Date: 1/7/22
Raffa Bobyan, Community Development Director

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.