Print Form

# 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 #: _____

Project Title: Dixon Commerce Center Expansion Project

Lead Agency: City of Dixon

Contact Name: Raffi Boloyan, Community Development Director

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Project Location: Dixon (*City*) Solano (*County*)

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

The proposed project would involve expansion of an existing warehouse building located at 2299 Commerce Way in the City of Dixon, California. The overall property consists of five parcels totaling 31.25 acres, identified by Assessor's Parcel Numbers 0111-200-100, 0111-090-880, -890, -940, and -950.

The proposed warehouse expansion would add 125,712 square feet of new warehouse space to the southern portion of the existing warehouse. The majority of the proposed development would occur on the southernmost parcels, including removal of the existing concrete slab, construction of the expanded building area, and addition of parking areas. In addition, limited site improvements are proposed within the northernmost parcel, including removal of the parking lot along the southern border of the existing warehouse, new pavement and bioretention areas along the western border of the existing warehouse, minor improvements to the existing parking lot area southeast of the existing warehouse, and minor utilities improvements. The proposed project would add 223 net new parking stalls to the project site, resulting in an overall total of 452 vehicle parking stalls. In addition, 87 new semi-trailer parking stalls would be provided along the southern portion of the project site. The project would require Design Review.

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

Based on the analysis included in the Initial Study, the City has determined that implementation of the proposed project may result in impacts in the following areas: Biological Resources, Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources. However, the mitigation measures included in the Initial Study would reduce all such impacts to a less-than-significant level. For example, the required mitigation measures ensure that special-status species are appropriately avoided and protected during ground-disturbing activities. Similarly, mitigation measures are included to ensure substantial adverse effects to cultural and tribal cultural resources are avoided, in the event that such resources are inadvertently discovered during the course of ground-disturbing activities. Finally, mitigation is included to require preparation of a Construction Traffic Control Plan, prior to any construction activities at the project site, that would ensure acceptable operating conditions on local roadways and freeway facilities are maintained during construction.

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

The City is not aware of any areas of known controversy associated with the proposed project. However, typical areas of concern related to development projects in the City include, but are not limited to, the following:

- Potential increase in pollutant emissions;
- Adverse effects related to air quality;
- Loss of habitat for wildlife;
- Increase in ambient noise levels during construction; and
- Increase in traffic on local roadways.

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

California Department of Fish and Wildlife (CDFW)
California Department of Transportation (Caltrans)
Central Valley Regional Water Quality Control Board (CVRWQCB)
Yolo-Solano Air Quality Management District (YSAQMD)