

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: Dixon Commerce Center Expansion Project

Lead Agency: City of Dixon, Community Development Department Contact Person: Raffi Boloyan, Community Development Director
Street Address: 600 East A Street Phone: (707) 678-7000
City: Dixon Zip: 95620 County: Solano

Project Location: County: Solano City/Nearest Community: Dixon

Cross Streets: Vaughn Road and Commerce Way Zip code: 95620

Lat/Long: 38 ° 27 ' 45.17 " N 121 ° 49 ' 7.94 " W Total Acres: 31.25

Assessor's Parcel No. 0111-200-100, 0111-090-880, -890, -940, -950 Section: 12 Twp: 7N Range: 1E Base: MDBM

Within 2 miles: State Hwy#: 113, I-80 Waterways: N/A

Airports: N/A Railways: UPRR Schools: Gretchen Higgins Elementary, Linford Anderson Elementary, John Knight Middle School, Dixon High School, Dixon Community Day School, Valley of the Sacred Heart Academy, Silveyville Primary School, Dixon Montessori Charter School, Tremont Elementary

Document Type:

- CEQA:** NOP Draft EIR **NEPA:** NOI **Other:** 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 _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 125,712 Acres 13.96 Employees 103 Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

- Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation: The overall project site consists of five parcels, the northernmost of which includes an existing 427,042-square-foot (sf) warehouse and parking areas. The remaining parcels feature a detention basin, a concrete slab, a ruderal field, and a gravel road. The City's General Plan designates the site as Industrial. The site is zoned Heavy Industrial-Light Industrial-Planned Development (MH-ML-PD).

Project Description: The proposed project would add 125,712 sf of new warehouse space to the southern portion of the existing on-site warehouse. Limited site improvements are also proposed, including removal of a portion the existing on-site parking lot, new pavement and bioretention areas, minor improvements to the existing parking lot, and minor utilities improvements. The project would add 223 net new parking stalls to the project site. In addition, 87 new semi-trailer parking stalls would be provided along the southern portion of the project site.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains 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 Mountains 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 & Wildlife 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 & 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 type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period

Starting Date April 8, 2022

Ending Date May 9, 2022

Lead Agency: City of Dixon

Applicant: Nearon Enterprises

Consulting Firm: Raney Planning & Management, Inc.

Address: 101 Ygnacio Valley Road, Suite 450

Address: 1501 Sports Drive, Suite A

City/State/Zip: Walnut Creek, CA 94595

City/State/Zip: Sacramento, CA 95834

Phone: (925) 208-8080

Contact: Nick Pappani

Phone: (916) 372-6100

Signature of Lead Agency Representative: 

Date: 4/8/22

for Raffi Bulayan

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.