

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Solano
675 Texas Street, Suite 6500
Fairfield, CA 94533

From: City of Dixon
Community Development Department
600 East A Street
Dixon, CA 95620
Scott Greeley, Associate Planner
(707) 678-7000

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): 2022040207

Project Title: Dixon Commerce Center Expansion Project

Project Applicant: Nearon

Project Location: 2299 Commerce Way, Dixon, CA 95620, APNs 011-120-010, 011-109-088, -089, -094, -095

Project Description:

The Dixon Commerce Center Expansion Project would involve expansion of the existing warehouse at 2299 Commerce Way in the City of Dixon, California and associated improvements. The expansion would add 125,712 square feet (sf) 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 20.95-acre developed 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 parking lot improvements, 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. Implementation of the proposed project would require discretionary Design Review approval by the City.

This is to advise that the City of Dixon (Lead Agency or Responsible Agency) has approved the above-described project on June 21, 2021 and has made the following determination regarding the 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.
 A Mitigated Negative Declaration 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.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 - The project has been found to be exempt and not subject to the provisions of SB 1535.
 - \$50 for County processing fees (attach No Effect Determination Form)
 - The project is not exempt and is, therefore, subject to the following fees:
 - \$2,598.00 (\$2,548.00 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration
 - \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Mitigated Negative Declaration is available to the general public at: <https://www.cityofdixon.us/departments/CommunityDevelopment/EnvironmentalReviewDocuments>

Signature (Public Agency):  /s/ Raffi Boloyan

Title: Community Development Director

Date: 6/28/22

Date received for filing at OPR: _____