



## NOTICE OF AVAILABILITY / NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CAMPUS PROJECT IN CITY OF DIXON

**Date:** May 24, 2024

**To:** Responsible/Trustee Agencies, Other Public Agencies, Advocacy Groups and Interested Parties:

**Project Title:** The Campus Project

**Project Location:** The Project site is +/- 260 acres located south of Interstate 80 (I-80), immediately west of Pedrick Rd within the City of Dixon, Solano County. (APN#s 0111-040-010, -020, -030, -040, and 0111-080-050)

**Lead Agency:** City of Dixon

**State Clearinghouse No.:** 2023080739

**Public Review Period:** 45 days, May 24, 2024 to July 9, 2024 at 5pm

**Public Meeting for Oral Comments** Tuesday, July 9, 2024 at 7pm (Both In person and Online via Zoom (see page 2 for information))

**Contact** (for question or submitting comments): Brian Millar, Contract Planner  
City of Dixon Community Development Department  
600 East A St.  
Dixon, CA 95620  
(530) 902-9218 or [bmillar@cityofdixon.us](mailto:bmillar@cityofdixon.us)

In accordance with the California Environmental Quality Act (CEQA), the City of Dixon, as Lead Agency, completed a Draft Environmental Impact Report (Draft EIR) for the project described below. The Draft EIR is being made available to the public in accordance with the California Environmental Quality Act for a 45-day comment period. Written comments on the Draft EIR may be submitted to the mailing or email address listed above. All comments must be received no later than 5:00 PM on July 9, 2024.

The City will provide written responses to all comments received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Dixon Planning Commission and City Council for their consideration. along with the City's consideration of action on the project applications.

**PROJECT DESCRIPTION:** The Campus project site is comprised of five parcels and contains a total of 260 +/- acres. The project site is located adjacent to Pedrick Road near Interstate 80 (I-80) at the eastern edge of the City's Northeast Quadrant Specific Plan (NEQSP) and comprises nearly 40 percent of the NEQSP plan's total 643 +/- acres. The Campus proposes a mixed-use development planned to implement the intent of the City's recently created Campus Mixed Use General Plan designation "... to foster new mixed employment districts with a range of job-generating uses, housing, and easy access to the regional transportation network." The proposed project would consist of a phased, mixed-use development that includes an approximately 48-acre Dixon Opportunity Center (DOC) with up to 660,000 sq ft of technology, business park and light industrial uses, approximately 144 acres of residential uses composed of low, medium and high density residential housing (up to 1,041 units), approximately 2.5 acres of commercial uses, an approximately 25 acre retention basin, and associated parks, paseos, utilities, and other infrastructure improvements.

The high-density residential site would be located contiguous to the DOC, and adjacent residential uses. A service commercial site would be located in the southeast corner of the DOC and adjacent to the high-density residential site. The southern portion of the site would consist of medium density and low-density residential uses.

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**POTENTIAL ENVIRONMENTAL EFFECTS:** The project level Draft EIR analyzes potentially significant impacts associated with approval and implementation of The Campus project. The Draft EIR evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G. The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level.

With the implementation of the mitigation measures proposed in the DEIR the following environmental impacts would be reduced to a less-than-significant level; Aesthetics (*Impact 3.1-3*), Biological Resources (*Impacts 3.4-4, 3.4-7 & 3.4-11 and Cumulative Impact 3.4-12*), Cultural and Tribal Cultural Resources (*Impacts 3.5-1, 3.5-2, 3.5-3 & 3.5-4 and Cumulative Impact 3.5-5*), Geology, Soils, and Seismicity (*Impact 3.7-5 and Cumulative Impact 3.7-10*), and Land Use (*Impact 3.11-3*).

However, implementation of the project would result in significant and unavoidable environmental impacts to the following; Agricultural Resources (*Impacts 3.2-1 and Cumulative Impact 3.2-3*), Air Quality (*Impacts 3.3-1, 3.3-2 & 3.3-4 and Cumulative Impacts 3.3-6 & 3.3-8*) and Transportation (*Impact 3.15-2 and Cumulative Impact 3.15-5*).

**PUBLIC REVIEW:** The Draft EIR has been prepared in accordance with Section 15084 of the CEQA Guidelines and will be circulated for a 45-day review period during which your written comments regarding the adequacy of the environmental analysis in the Draft EIR are welcomed. The Draft EIR comment period will be from **May 24, 2024 through July 9, 2024.**

Printed copies of the Draft EIR are available for review during the public review period at (technical appendices are available at web site link below):

- Dixon City Hall – 600 East A St, Dixon, CA 95620
- Dixon Public Library – 230 N 1st St, Dixon, CA 95620

Electronic versions of the Draft EIR and the technical appendices are available for review on line at <https://www.cityofdixon.us/environmentalreviewdocuments> under “The Campus/Dixon 257” heading.

**PUBLIC MEETING ON DRAFT EIR:** During the 45-day public review period, the City of Dixon will host a public meeting so community members may learn more about The Campus project and provide input on the adequacy of the environmental analysis in the Draft EIR. This public meeting will be held on **Tuesday, July 9, 2024 at 7:00 pm**, during the regular Dixon Planning Commission meeting. This meeting will be physically open to the public. The meeting will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers. All members of the public may participate in the meeting by attending the meeting in person or remotely participating via video conferencing, as follows:

**The Campus Draft EIR Public Meeting  
Tuesday, July 9, 2024 at 7:00pm**

Join In Person

Dixon City Council Chambers  
600 East A St  
Dixon, CA 95620

Join Via Zoom Video Conferencing

[www.zoom.com](https://www.zoom.com)  
Meeting ID: 988 621 1137  
Passcode: 604754

*To speak or provide comments remotely during public comment period, you may click on “raise hand via video conferencing*

Join Zoom via Phone

Dial: (669) 900-9128  
Meeting ID: 988 621 1137  
Passcode: 604754

*To speak or provide comments remotely during public comment period, you may press \*9 via teleconference*

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It is strongly suggested that even if oral comments are made during the public meeting, written comments be submitted by the deadline by the method(s) noted below.

**COMMENTS ON DRAFT EIR:** Your written comments on the adequacy of the environmental analysis in the DEIR must be sent at the earliest possible date, but no later than 5:00 p.m. on July 9, 2024. Written comments on the adequacy of the Draft EIR can be made to:

City of Dixon  
Community Development Department  
Attn: Brian Millar, Contract Planner  
600 East A St.  
Dixon, CA 95620  
[bmillar@cityofdixon.us](mailto:bmillar@cityofdixon.us) (If emailing, please include “The Campus DEIR comments” in subject line)

**NEXT STEPS:** Following the close of the public review period, all comments will be reviewed and responded to and a Final EIR will be prepared. The Final EIR along with the applications will then be considered by the Planning Commission and City Council at duly noticed public hearings for action.

**MORE INFORMATION:** Project materials, information, studies and all CEQA related materials can be viewed on the City’s web site at <http://www.cityofdixon.us/environmentalreviewdocuments> under the heading of “The Campus/Dixon 257.”

For more information, please contact Brian Millar, Contract Planner for the City of Dixon, at [bmillar@cityofdixon.us](mailto:bmillar@cityofdixon.us) or (530) 902-9218.

A staff report will be prepared prior to the Planning Commission meeting, summarizing the Draft EIR and EIR process, including any written comments received to date. The staff report will be available 72 hours before the July 9, 2024 Planning Commission meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos> then clicking on the Planning Commission agenda link.