



**NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

DATE: April 8, 2022

PROJECT NAME: Dixon Commerce Center Expansion Project

PROJECT DESCRIPTION: The proposed project would involve expansion of the existing warehouse and associated improvements. The expansion would add 125,712 sq. ft. of new warehouse space to the southern portion of the existing 427,042 sq ft. warehouse building. 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 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 application requires Design Review approval.

PROJECT LOCATION: **2299 Commerce Way, Dixon, CA 95620 (Solano County)** - The property is bound by Vaughn Road to the north and Commerce Way to the east. The Atkinson Court cul-de-sac is located near the southwestern corner of the site. APN Nos. 0111-200-100, 0111-090-880, -890, -940, and -950

**APPLICANT/
PROPERTY OWNER:** Nearon Enterprises

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: As required by the California Environmental Quality Act (CEQA), this project is subject to a review of potential environmental impacts. An assessment of potential impacts (Initial Study) was completed. Potentially significant impacts related to Biological Resources, Cultural Resources, Geology and Soils, Transportation, and Tribal Cultural Resources were identified in the Initial Study and all the potentially-significant impacts can be reduced or eliminated by requiring and implementing recommended mitigations measures. The Initial Study recommends the adoption of a Mitigated Negative Declaration, which includes the recommended mitigation measures. This notice provides the City's intention to adopt a Mitigated Negative Declaration (MND).

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

PUBLIC REVIEW PERIOD: In compliance with CEQA, the City of Dixon Community Development Department has established a **30-day** public review period from **April 8, 2022 to May 9, 2022** to solicit comments and input on the IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the IS/MND should be submitted no later than **5:00 p.m. on Monday, May 9, 2022** to: City of Dixon, Community Development Department, 600 East A Street, Dixon, CA 95620 or planningdepartmentlist@cityofdixon.us.

Correspondence and comments regarding the scope and content of information in the Draft IS/MND may also be submitted to: **Scott Greeley**, Community Development Department, **(707) 678-7000 x 1115** or via email: sgreelev@cityofdixon.us.

DOCUMENT AVAILABILITY: The IS/MND and supporting documents are available for public review during the 30 day public review period at City Hall, located at 600 East A Street in Dixon, CA and online at <https://www.cityofdixon.us/EnvironmentalReviewDocuments>

PUBLIC HEARING NOTICE: Notice is hereby given that the City of Dixon Planning Commission will hold a Public Hearing to review and consider adoption of a Mitigated Negative Declaration along with the following planning entitlements: Design Review for the abovementioned project on **Tuesday, May 10, 2022** at **7:00 PM.** at the City Council Chambers located at 600 East A Street in Dixon, CA.

This meeting **will be physically open to the public.** All members of the public may participate in the meeting by 1) attending the meeting in person, or 2) remotely participating in the meeting by either video conferencing at <http://www.zoom.us> or teleconference at (669) 900-9128 and entering Meeting ID: 988 621 1137 and Passcode: 604754 to access the remote meeting or teleconference. All persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.

The staff report for the project will be available online by 72 hours before the hearing date at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos> and then clicking on the upcoming agenda for the aforementioned hearing.

PUBLIC COMMENTS: Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixon.us or 2) mailed/dropped off to: City of Dixon, Planning Commission, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the Planning Commission and will become part of the official record, but will not be read aloud at the meeting. You may also attend the public hearing at the time and location listed above or participate remotely, to provide comments during the meeting. To speak or provide comments remotely during public comment period, you may 1) via video conferencing click on “raise hand” 2) via teleconference press *9, or 3) email comments/questions to publiccomment@cityofdixon.us

WHAT WILL HAPPEN: All interested parties are invited to attend the public hearing to express opinions or submit evidence for or against the proposed application. Testimony from interested persons will be heard and considered by the Planning Commission prior to making their recommendation. The Planning Commission recommendation will be forwarded to the City Council for a public hearing and final action on the Mitigated Negative Declaration and planning entitlement. In accordance with noticing requirements, a separate public notice of the City Council hearing will be mailed and published in local newspaper prior to that hearing date.

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).

Appeals of decisions by the Planning Commission to the City Council shall be made in person at Dixon City Hall by completing the appeal application and submitting the required fee, within 10 calendar days of a decision (Dixon Municipal Code Sections 17.01.050 or 18.40).

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) or (707) 678-1489 (TTY) at least 48 hours prior to the meeting.