



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 48 — 01/10/2025 — 004
 STATE CLEARINGHOUSE NUMBER (If applicable)
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF DIXON	LEAD AGENCY EMAIL	DATE 01/10/2025
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 011025-004	

PROJECT TITLE

DIXON INNOVATION CENTER PROJECT CEQA ADDENDUM TO NORTHEAST QUADRANT SPECIFIC PLAN EIR

PROJECT APPLICANT NAME CITY OF DIXON	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 678-7000
PROJECT APPLICANT ADDRESS 600 EAST A STREET	CITY DIXON	STATE CA
		ZIP CODE 95620

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <i>X Emily Shephard, Deputy</i>	AGENCY OF FILING PRINTED NAME AND TITLE EMILY SHEPHARD, DEPUTY
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CHECK NUMBER: CASH
 RECEIPT NUMBER: 1080833

Notice of Determination

Appendix D

To: [] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
[] County Clerk
County of: Solano
Address: 675 Texas St, Suite 6500
Fairfield, CA 94533

From:
Public Agency: City of Dixon
Address: 600 East A St
Dixon, CA 95620
Contact: Raffi Boloyan, Community Development
Phone: (707) 678-7000
Lead Agency (if different from above):
Address:
Contact:
JAN 10 2025

FILED

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 of the Public Resources Code.

Bill Emlen, Clerk of the Board of Supervisors of the County of Solano, State of California

Deputy Emily Shephard

State Clearinghouse Number (if submitted to State Clearinghouse):
Project Title: Dixon Innovation Center Project-CEQA Addendum to Northeast Quadrant Specific Plan EIR (SCH# 92113073)

Project Applicant: Buzz Oates Construction, Inc.

Project Location (include county): APN 0111-010-080, Pedrick Road/I-80 Intersection, Dixon, Solano, CA

Project Description:

The Dixon Innovation Center Project would amend the City of Dixon Northeast Quadrant Specific Plan (NQSP) to create a new General Industrial land use designation and other amendments, and redesignate the project site land use designation from Highway Commercial to General Industrial to establish conformity with the site's existing General Industrial General Plan and zoning designations.

This is to advise that the Dixon City Council has approved the above ([] Lead Agency or [] Responsible Agency)

described project on 1/7/25 and has made the following determinations regarding the above described 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 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.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.cityofdixonca.gov/environmentalreviewdocuments

Signature (Public Agency): Raffi Boloyan Title: Community Development Director

Date: 1/9/25 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Document Posted From 1/10/25 to 3/3/25
Emily Shephard
Deputy Clerk of the Board



STATE OF CALIFORNIA-THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (8-91)

UNDER PROTEST 37786
 OF FEES 6/1 date: 5-10-95

Lead Agency: City of Dixon

County/State Agency of Filing: Sutter County Document No.: 240-95

Project Title: City of Dixon SCH #092113013

Project Applicant Name: City of Dixon Phone Number: _____

Project Applicant Address: Woodport A St, Dixon CA 95620

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$ <u>850.00</u>
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$ <u>25.00</u>
<input type="checkbox"/> Project that is exempt from fees		

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: D Foster

SOLANO COUNTY TAX COLLECTOR / COUNTY CLERK
MEMORANDUM

TO City of Dixon DATE 7-17-95
FROM Solano County Tax Collector/County Clerk SUBJECT Return of posted EIR

Enclosed please find original copies of Notice of Determinations, Certificate of Fee Exemption, Notice of Public Hearing, ect. that have been filed and posted in the County Clerk's Office for at least 30 days.

Loft Butler
Division Supervisor, County Clerk Division

JUL 20 1995
CITY OF DIXON

Notice of Determination

Appendix H

To: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Dixon

X County Clerk Solano
County of _____
Courthouse _____
Fairfield, CA _____

600 East A Street, Dixon, CA 95620
Ph: (916) 678-7000

Filed in the Office of the County Clerk of
Solano County, State of California.



this day of: MAY 10 1995

VIRGINIA RYAN, County Clerk
By _____
Deputy

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Northeast Quadrant Specific Plan

Project Title
SCH# 92113073 City of Dixon (916) 678-7000

State Clearinghouse Number (If submitted to Clearinghouse) Northeast Quadrant (I-80, N First St, Vaughn Rd & Pedrick Rd) Dixon, Solano Co
Lead Agency Contact Person
Area Code/Telephone/Extension

Project Location (include county)

Project Description:

Specific Plan for the development of the Northeast Quadrant Employment Center, covering 643+ acres. Mixed land uses consisting of 142.2 acres of Highway Commercial, 51.9 acres of Community Commercial, 105.4 acres of Professional/Administrative Offices, 214.4 acres of Light Industrial and 129.1 acres of major roads, drainage easements and open space

This is to advise that the City of Dixon has approved the above described project on

Lead Agency Responsible Agency

May 9, 1995 and has made the following determinations regarding the above described project:
(Date)

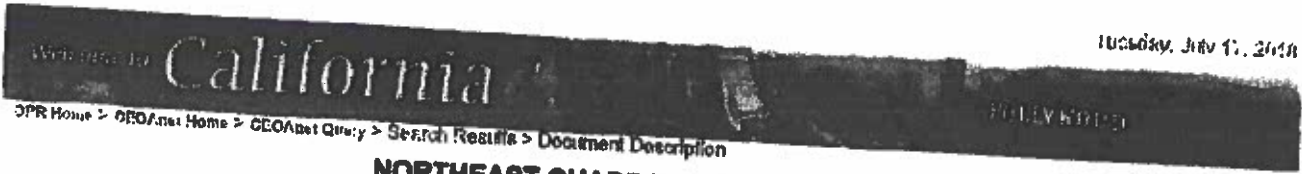
- 1. The project will will not have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were were not made a condition of the approval of the project.
- 4. A statement of Overriding Considerations was was not adopted for this project.
- 5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at
Dixon City Hall, 600 East A Street, Dixon, CA 95620

Janice Lester May 10, 1995 Community Development Dir
Signature (Public Agency) Date Title

Date received for filing at OPR:

THIS DOCUMENT POSTED FROM
MAY 10 1995 TO JUN 17 1995
Virginia Ryan
DEPUTY COUNTY CLERK



NORTHEAST QUADRANT SPECIFIC PLAN

SCH Number: 1995100394
Document Type: NOD - Notice of Determination
Project Lead Agency: Dixon, City of

Project Description

SPECIFIC PLAN FOR THE DEVELOPMENT OF NORTHEAST QUADRANT EMPLOYMENT CENTER, COVERING 643+ ACRES. MIXED LAND USES CONSISTING OF 142.2 ACRES OF HIGHWAY COMMERCIAL, 61.9 ACRES OF COMMUNITY COMMERCIAL, 105.4 ACRES OF PROFESSIONAL ADMINISTRATIVE OFFICES, 214.4 ACRES OF LIGHT INDUSTRIAL AND 120.1 ACRES OF MAJOR ROADS, DRAINAGE EASEMENTS AND OPEN SPACE.

Contact Information

Primary Contact:
CITY OF DIXON
CITY OF DIXON
916-878-7000
600 EAST A STREET
DIXON, CA 95620

Project Location

County: SOLANO
City: DIXON
Region:
Cross Streets:
Latitude/Longitude:
Parcel No:
Township:
Range:
Section:
Base:
Other Location Info:

Determinations

This is to advise that the Lead Agency Responsible Agency has approved the project described above on 1/1/1900 and has made the following determinations regarding the project described above.

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 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 Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

Final EIR Available at:

Date Received: 5/15/1995

FILED

**NOTICE OF STUDY SESSIONS
OF THE DIXON CITY COUNCIL AND PLANNING COMMISSION**

The Dixon Planning Commission and City Council will hold separate hybrid **STUDY SESSIONS** to receive an introduction to and provide feedback on the following project:

JAN 06 2025
Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy Clerk

PROJECT:	<p>Harvest at Dixon - Study Session of an application that includes application for a General Plan update, Pre-Zoning, Annexation, Design Review, and Development Agreement for the proposed project area, located southeast of Dixon. The land is currently outside the City limits and City sphere of influence and would require Solano County Local Agency Formation Commission (LAFCo) approval to be annexed into the City.</p> <p>The project proposes a new, approximately 836.62-acre Master Planned Community consisting of 239.6 acres of low density residential development, approximately 291.9 acres of medium density residential development, approximately 47.7 acres of mixed use development, approximately 15.6 acres of public facilities (i.e., potential elementary school/ church/ daycare/ community center), approximately 140.8 acres of parks and open space, and approximately 10102 acres of roadways; APN's: 0112-040-030, 0112-040-040, 0112-040-060, 0112-040-140, 0112-040-160, 0112-040-170, 0112-080-030, 0116-020-050; Zoning District: Not Applicable; Karlshoej and LJP Dixon Development (LJP), owners, LJP Dixon, applicant; File No's: PLAPP24-0117, GPA24-0122, PDZR24-0119, ANNX24-0118, DR24-0123, DA24-0120</p> <p>The Harvest project master plan area also includes City-owned and operated Drainage Basin C (approximately 40.0 acres). Development activity is proposed to begin near Parkway Boulevard and proceed southerly as buildout occurs. These developments include building parks, a retail center, and a majority of the backbone infrastructure required by the project in the initial phases of development. It is expected that project buildout will be completed in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 6,000 homes, developed at a projected rate of 300 homes per year over approximately 20 to 25 years.</p>
MEETING DATE	<p>The Planning Commission and City Council will hold separate study sessions, prior to their regular meetings on the following dates/times:</p> <p><u>Planning Commission</u> - Tuesday, January 14, 2025, from 5pm-7pm <u>City Council</u> - Tuesday, January 21, 2025, from 5pm-7pm</p>
MEETING LOCATION:	<p>Both meetings will be held at Dixon City Hall, City Council Chambers, 600 East A St, Dixon, CA 95620.</p> <p>These meetings <u>will</u> be physically open to the public. All members of the public may participate in the meetings by attending the meeting or remotely participating via video conferencing at http://www.zoom.us or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.</p>
MORE INFORMATION	<p>Contact Steve Peterson, Contract Planner at (916) 306-5209 or speterson@cityofdixon.us You can also view the project materials received to date on the City website at www.cityofdixonca.gov/harvestatdixon. You can also view the staff report that will be prepared for this item 72 hours before each meeting at https://www.cityofdixon.us/MeetingAgendasMinutesVideos.</p>

Document Posted From
1/6/25 to 3/3/25
Emily Depue
Deputy Clerk of the Board