



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 48 — 05/16/19 — 086  
 STATE CLEARINGHOUSE NUMBER-(if applicable)  
 200204237

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Dixon	LEAD AGENCY EMAIL	DATE 05/16/19
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 051619-086	

PROJECT TITLE

**Southwest Dixon Specific Plan**

PROJECT APPLICANT NAME JEN 6 California	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 678-7000 x1114
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)	\$3,271.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	0.00

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy) Receipt # 252792/Doc # 187-2004

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

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ 0.00

SIGNATURE X <i>Lerato Childs</i>	AGENCY OF FILING PRINTED NAME AND TITLE Lerato Childs, Deputy
-------------------------------------	--

Check #: 4857  
 Receipt #: 1042147

FILED

Notice of Determination

Appendix D  
MAY 16 2019

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

From:
Public Agency: City of Dixon Birgitte E. Corsello, Clerk of
Address: 600 East A Street the Board of Supervisors of
Dixon, CA the County of Solano, State of California
Contact: Dina Tasini Deputy: [Signature]
Phone: (707) 678-7000 Ext: 1114

[ ] County Clerk
County of: Solano
Address:

Lead Agency (if different from above):
Address:
Contact:
Phone:

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): 200204237

Project Title: Southwest Dixon Specific Plan

Project Applicant: JEN 6 California

Project Location (include county): South of West A Street, east of the Interstate 80, in the City of Dixon, Solano Co

Project Description:
Approval of an amended and restated Development Agreement for a portion of the Southwest Dixon Specific Plan ("Plan") area and approval of vesting tentative maps for Phase 1, Villages 2 and 3 of the Plan. The City certified the Environmental Impact Report for the Plan in September 2004 and approved the Plan and a Development Agreement for the Plan in November 2005. As documented in the Addendum prepared for the amended and restated Development Agreement and Phase 1 maps, no subsequent environmental review is required pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162.

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

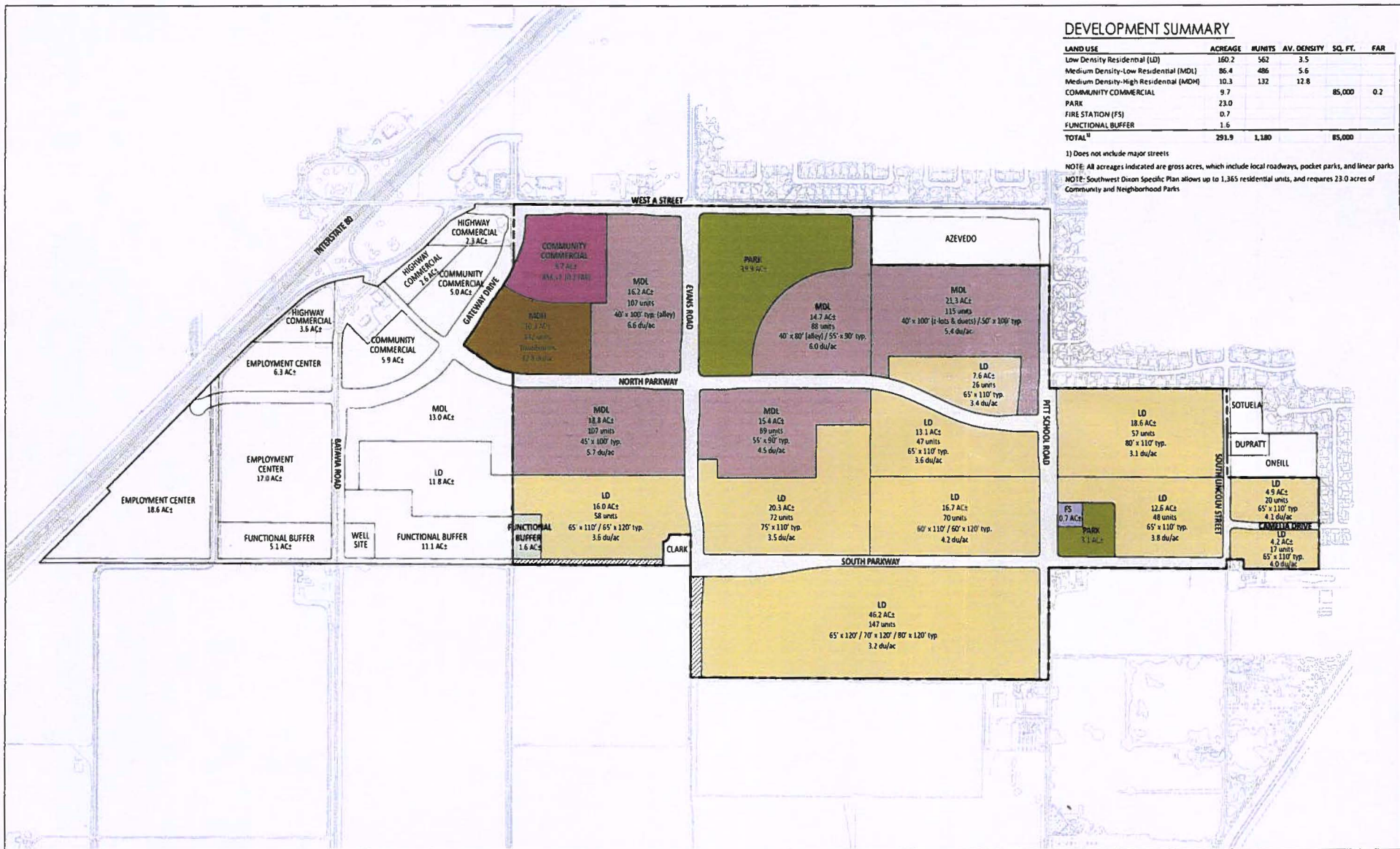
described project on May 14, 2019 and has made the following determinations regarding the above (date) described project.

- 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:
City of Dixon, Community Development Department, 600 East A Street, Dixon, CA

Signature (Public Agency): [Signature] Title: City Engineer / Public Works Director

Date: 5/16/19 Date Received for filing at OPR:



### DEVELOPMENT SUMMARY

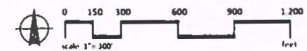
LAND USE	ACREAGE	#UNITS	AV. DENSITY	SQ. FT.	FAR
Low Density Residential (LD)	160.2	562	3.5		
Medium Density-Low Residential (MDL)	86.4	486	5.6		
Medium Density-High Residential (MDH)	10.3	132	12.8		
COMMUNITY COMMERCIAL	9.7			85,000	0.2
PARK	23.0				
FIRE STATION (FS)	0.7				
FUNCTIONAL BUFFER	1.6				
<b>TOTAL<sup>1)</sup></b>	<b>291.9</b>	<b>1,180</b>		<b>85,000</b>	

1) Does not include major streets  
 NOTE: All acreages indicated are gross acres, which include local roadways, pocket parks, and linear parks  
 NOTE: Southwest Dixon Specific Plan allows up to 1,365 residential units, and requires 23.0 acres of Community and Neighborhood Parks

## CONCEPTUAL LAND USE PLAN

TAILOR BUILDERS - JEN CALIFORNIA

2.14.2018





PC Mtg 8 17. 04  
# 8.2.1

**Notice of Determination**



**FILED**

OCT 04 2004

Michael D. Johnson, Clerk of  
the Board of Supervisors of  
the County of Solano, State  
of California

*J. Hoffert, Deputy*

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

From: City of Dixon  
600 East A Street  
Dixon, CA 95620  
Phone: 707-678-7000

X County Clerk  
County of Solano, Courthouse  
Fairfield

**Subject:**

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

**Southwest Dixon Specific Plan**

Project Title  
n/a

State Clearinghouse Number  
(if submitted to Clearinghouse)

Lead Agency  
Contact Person  
City of Dixon

Area Code/Telephone

SCH 200204237

Rebecca Van Buren

(707) 678-7000

Project Location (include county) A 477-acre site south of West A Street, east of the Interstate 80,  
in the City of Dixon, Solano County.

**Project Description:**

The EIR analysis environmental impacts of a General Plan  
Amendment, Specific Plan Amendment, Zone Change, infrastructure,  
and fire development proposals.

This is to advise that the City of Dixon has approved the above described project on  
September 28, 2004, and has made the following determinations regarding the above described project:

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

*Rebecca Van Buren* 10/1/04 Community Development Director  
 Signature (Public Agency) Date Title

Date received for filing at OPR: *THIS DOCUMENT FORWARDED FROM* Revised July 2002

OCT 04 2004  
 TO  
 DEPUTY CLERK OF THE BOARD





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.5a (8-03)

252792

Lead Agency: City of Nylon Date: 10-4-04  
 County / State Agency of Filing: Solano Document No.: 187-2004  
 Project Title: Southwest Nylon Specific Plan  
 Project Applicant Name: City of Nylon Phone Number: (707) 678-7000  
 Project Applicant Address: 600 East A Street, Nylon, CA 95620  
 Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
 State Agency  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report \$850.00 \$ 850.00
- Negative Declaration \$1,250.00 \$ \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs \$850.00 \$ \_\_\_\_\_
- County Administrative Fee \$25.00 \$ 25.00
- Project that is exempt from fees

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: S. Hoffert, Deputy  
 WHITE-PROJECT APPLICANT      YELLOW-DFG/FASB      PINK-LEAD AGENCY      GOLDENROD-STATE AGENCY OF FILING

# 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

**From:**  
 Public Agency: City of Dixon  
 Address: 600 East A Street  
Dixon, CA  
 Contact: Dina Tasinin  
 Phone: (707) 678-7000 Ext: 1114

County Clerk  
 County of: Solano  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Lead Agency (if different from above):  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**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): 200204237

Project Title: Southwest Dixon Specific Plan

Project Applicant: JEN 6 California

Project Location (include county): South of West A Street, east of the Interstate 80, in the City of Dixon, Solano Co

**Project Description:**

Approval of an amended and restated Development Agreement for a portion of the Southwest Dixon Specific Plan ("Plan") area and approval of vesting tentative maps for Phase 1, Villages 2 and 3 of the Plan. The City certified the Environmental Impact Report for the Plan in September 2004 and approved the Plan and a Development Agreement for the Plan in November 2005. As documented in the Addendum prepared for the amended and restated Development Agreement and Phase 1 maps, no subsequent environmental review is required pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162.

This is to advise that the City of Dixon has approved the above  
 Lead Agency or  Responsible Agency

described project on May 14, 2019 and has made the following determinations regarding the above  
 (date)  
 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:

City of Dixon, Community Development Department, 600 East A Street, Dixon, CA

Signature (Public Agency):  Title: City Engineer/Public Works Director

Date: 5/16/19 Date Received for filing at OPR: \_\_\_\_\_

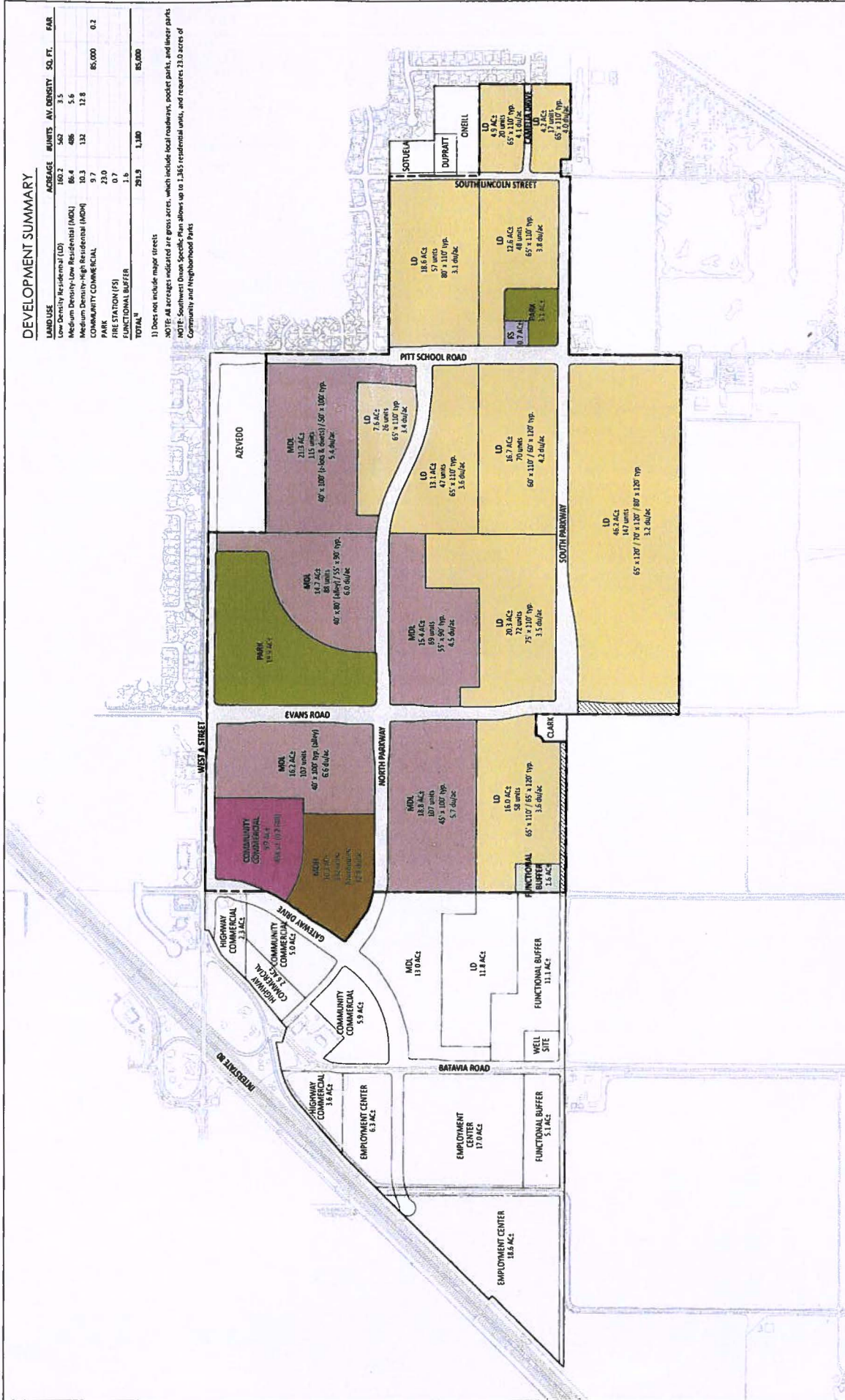


**DEVELOPMENT SUMMARY**

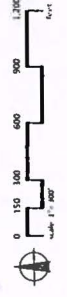
LAND USE	ACREAGE	UNITS	AV. DENSITY	SQ. FT.	PAR
Low Density Residential (LD)	180.2	582	3.2		
Medium Density Residential (MD)	10.4	86	8.3		
High Density Residential (HD)	10.4	132	12.7		
COMMUNITY COMMERCIAL	9.7			65,000	0.2
PARK	23.0				
FIRE STATION (FS)	0.7				
FUNCTIONAL BUFFER	1.9				
<b>TOTAL</b>	<b>281.9</b>	<b>1,340</b>			<b>65,000</b>

1) Does not include major streets

NOTE: All acreages indicated are gross acres, which include local roadways, pocket parks, and linear parks.  
 NOTE: Southwest Urban Specific Plan allows up to 1,345 residential units, and requires 23.0 acres of Community and Neighborhood Parks



2.14.2018



**CONCEPTUAL LAND USE PLAN**

TAILOR BUILDERS - JEN CALIFORNIA





FILED

Notice of Determination

Appendix D  
MAY 16 2019

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

From:  
Public Agency: City of Dixon Birgitte E. Corsello, Clerk of  
Address: 600 East A Street the Board of Supervisors of  
Dixon, CA the County of Solano, State of California  
Contact: Dina Tasini Deputy: Wanda Collins  
Phone: (707) 678-7000 Ext: 1114

County Clerk  
County of: Solano  
Address: \_\_\_\_\_

Lead Agency (if different from above):  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

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): 200204237

Project Title: Southwest Dixon Specific Plan

Project Applicant: JEN 6 California

Project Location (include county): South of West A Street, east of the Interstate 80, in the City of Dixon, Solano Co

Project Description:

Approval of an amended and restated Development Agreement for a portion of the Southwest Dixon Specific Plan ("Plan") area and approval of vesting tentative maps for Phase 1, Villages 2 and 3 of the Plan. The City certified the Environmental Impact Report for the Plan in September 2004 and approved the Plan and a Development Agreement for the Plan in November 2005. As documented in the Addendum prepared for the amended and restated Development Agreement and Phase 1 maps, no subsequent environmental review is required pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162.

This is to advise that the City of Dixon has approved the above  
 Lead Agency or  Responsible Agency)

described project on May 14, 2019 and has made the following determinations regarding the above  
(date)  
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:

City of Dixon, Community Development Department, 600 East A Street, Dixon, CA

Signature (Public Agency): [Signature] Title: City Engineer / Public Works Director

Date: 5/16/19 Date Received for filing at OPR: \_\_\_\_\_

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

Document Posted From  
5/16/19 to \_\_\_\_\_

Revised 2011

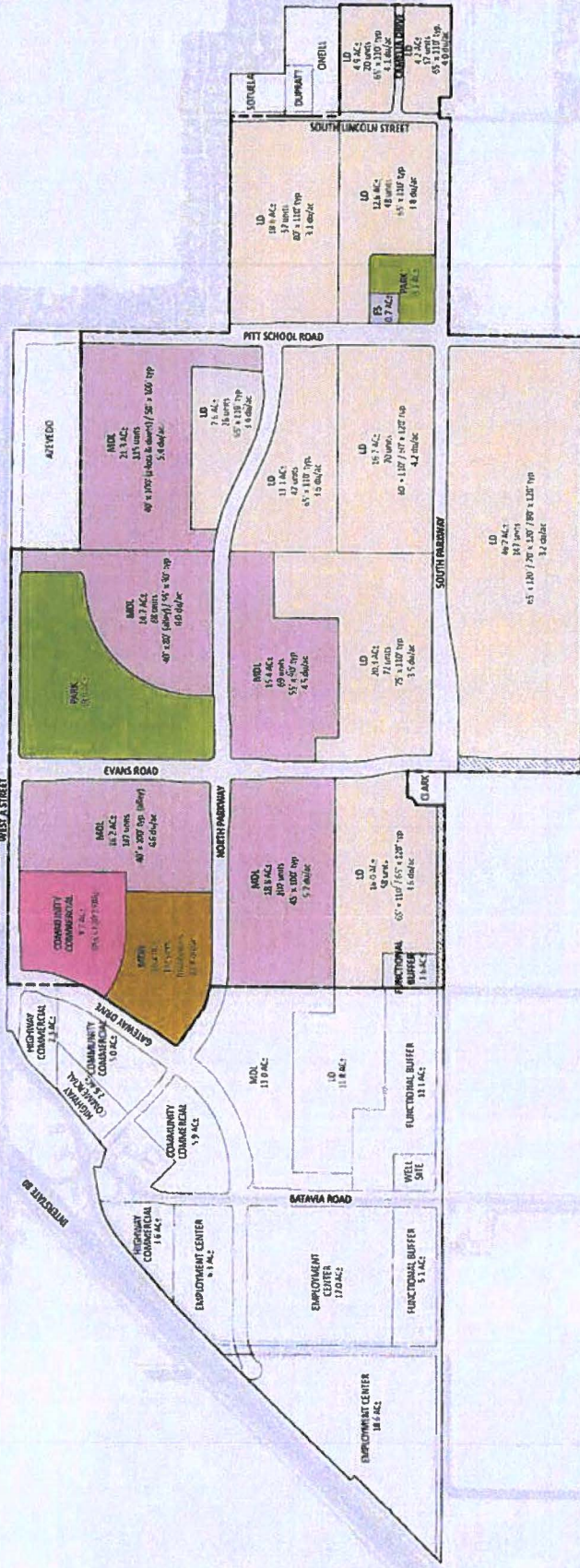
Deputy Clerk of the Board



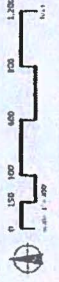
**DEVELOPMENT SUMMARY**

LAND USE	ACREAGE	UNITS	AV. DENSITY	SQ. FT.	PAV.
Low Density Residential (LD)	107.7	562	5.2		
Medium Density Residential (MD)	86.4	490	5.6		
High Density Residential (HD)	7.5	117	15.6		
COMMUNITY COMMERCIAL	23.0			86,000	0.2
PAV.					
REL. STATION (FS)	11.7				
FUNCTIONAL BUFFER	1.6				
<b>TOTAL<sup>a</sup></b>	<b>231.9</b>	<b>1,180</b>		<b>86,000</b>	

<sup>a</sup> Does not include major streets  
<sup>b</sup> Note: All acreage includes one gross acre, unless otherwise indicated, roads, parks, and fence parks  
<sup>c</sup> All South Coast County parcels allow up to 1.5x residential units, and require 2.0 acres of Community and Neighborhood Parks



2.14.2018



**CONCEPTUAL LAND USE PLAN**  
 TAILOR BUILDERS - JEN CALIFORNIA







State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 48 — 05/16/19 — 086  
 STATE CLEARINGHOUSE NUMBER-(if applicable)  
 200204237

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>City of Dixon</b>	LEAD AGENCY EMAIL	DATE <b>05/16/19</b>
COUNTY/STATE AGENCY OF FILING <b>Solano</b>	DOCUMENT NUMBER <b>051619-086</b>	

PROJECT TITLE

**Southwest Dixon Specific Plan**

PROJECT APPLICANT NAME <b>JEN 6 California</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 678-7000 x1114</b>
PROJECT APPLICANT ADDRESS <b>600 East A Street</b>	CITY <b>Dixon</b>	STATE <b>CA</b>
		ZIP CODE <b>95620</b>

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)  | \$3,271.00 | \$ _____ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,354.75 | \$ _____ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ _____ | 0.00 |

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy) Receipt # 252792/Doc # 187-2004

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

PAYMENT METHOD:

- Cash     Credit     Check     Other

TOTAL RECEIVED \$ \_\_\_\_\_ 0.00

SIGNATURE <b>X <i>Lerato Childs</i></b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Lerato Childs, Deputy</b>
--	---

Check #: 4857  
 Receipt #: 1042147



Official Departmental Receipt - County of Solano 1042147

FAIRFIELD, CALIF., 5-16-2019

RECEIVED FROM City of Dixon (Thomas Law Group) \$ 50.00

Fifty and 00/100 DOLLARS

IN PAYMENT OF NOD-Southwest Dixon Specific Plan & Admin Fee

F&W Doc#: 48 051619-086

Receipt #: 48-051619-086

ORIGINAL

CAO/BOS DEPARTMENT BY [Signature]



PC Mtg 8/17/04  
#8.2.1

**Notice of Determination**



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

From: City of Dixon  
600 East A Street  
Dixon, CA 95620  
Phone: 707-678-7000

X County Clerk  
County of Solano, Courthouse  
Fairfield

**FILED**

OCT 04 2004

Michael D. Johnson, Clerk of  
the Board of Supervisors of  
the County of Solano, State  
of California

**Subject:**

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

*S. Hoffert, Deputy*

**Southwest Dixon Specific Plan**

Project Title

n/a

State Clearinghouse Number  
(if submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone

SCH 200204237

City of Dixon

Rebecca Van Buren

(707) 678-7000

Project Location (include county) A 477-acre site south of West A Street, east of the Interstate 80, in the City of Dixon, Solano County.

Project Description: The EIR analysis environmental impacts of a General Plan Amendment, Specific Plan Amendment, Zone Change, infrastructure, and fire development proposals.

This is to advise that the City of Dixon has approved the above described project on September 28, 2004, and has made the following determinations regarding the above described project:

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

*Rebecca Van Buren*

10/1/04

Community Development Director

Signature (Public Agency)

Date

Title

Date received for filing at OPR:

THIS DOCUMENT RECEIVED FROM  
OCT 04 2004 TO

Revised July 2002

DEPARTMENT OF PLANNING AND RESEARCH





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.5a (8-03)

252792

Lead Agency: City of Niles Date: 10-4-04  
 County / State Agency of Filing: Solano Document No.: 187-2804  
 Project Title: Southwest Niles Specific Plan  
 Project Applicant Name: City of Niles Phone Number: (916) 678-7000  
 Project Applicant Address: 600 East A Street, Niles, CA 95620  
 Project Applicant (check appropriate box): Local Public Agency  School District  Other Special District   
 State Agency  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report \$850.00 \$ 850.00
- Negative Declaration \$1,250.00 \$ \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs \$850.00 \$ \_\_\_\_\_
- County Administrative Fee \$25.00 \$ 25.00
- Project that is exempt from fees

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: S. Hoffer, Deputy  
 WHITE-PROJECT APPLICANT      YELLOW-DFG/FASB      PINK-LEAD AGENCY      GOLDENROD-STATE AGENCY OF FILING



FILED

Notice of Determination

Appendix D  
MAY 16 2019

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

From:  
Public Agency: City of Dixon Birgitte E. Corsello, Clerk of  
Address: 600 East A Street the Board of Supervisors of  
Dixon, CA the County of Solano, State of California  
Contact: Dina Tasini Deputy: [Signature]  
Phone: (707) 678-7000 Ext: 1114

County Clerk  
County of: Solano  
Address: \_\_\_\_\_

Lead Agency (if different from above):  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

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): 200204237

Project Title: Southwest Dixon Specific Plan

Project Applicant: JEN 6 California

Project Location (include county): South of West A Street, east of the Interstate 80, in the City of Dixon, Solano Co

Project Description:

Approval of an amended and restated Development Agreement for a portion of the Southwest Dixon Specific Plan ("Plan") area and approval of vesting tentative maps for Phase 1, Villages 2 and 3 of the Plan. The City certified the Environmental Impact Report for the Plan in September 2004 and approved the Plan and a Development Agreement for the Plan in November 2005. As documented in the Addendum prepared for the amended and restated Development Agreement and Phase 1 maps, no subsequent environmental review is required pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162.

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

described project on May 14, 2019 and has made the following determinations regarding the above  
(date)  
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:

City of Dixon, Community Development Department, 600 East A Street, Dixon, CA

Signature (Public Agency): [Signature] Title: City Engineer / Public Works Director

Date: 5/16/19 Date Received for filing at OPR: \_\_\_\_\_

Governor's Office of Planning & Research

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

Document Posted From  
5/16/19 to \_\_\_\_\_

Deputy Clerk of the Board

MAY 17 2019

Revised 2011

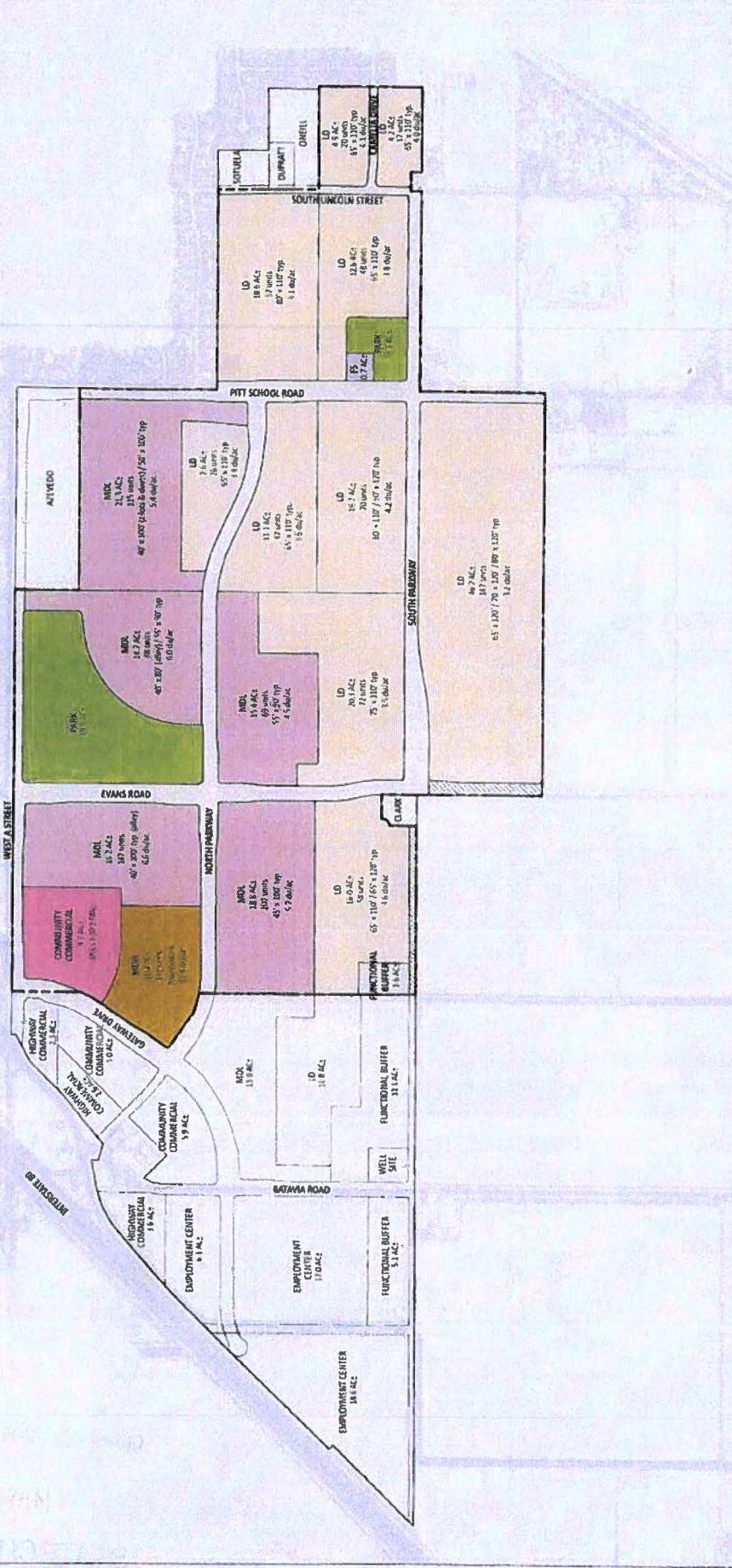
STATE CLEARINGHOUSE



**DEVELOPMENT SUMMARY**

LAND USE	ACREAGE	UNITS	A.U. DENSITY	SQ. FT.	PAV
Community Residential (CR)	280.7	287	1.0	1,234,000	0.2
Medium Density Residential (MDR)	280.7	287	1.0	1,234,000	0.2
Medium Density Residential (MDR)	10.5	132	12.8	42,000	0.2
COMMUNITY COMMERCIAL	9.7				
PARK	23.0				
FIRE STATION (FS)	0.7				
FUNCTIONAL BUFFER	1.6				
<b>TOTAL</b>	<b>291.9</b>	<b>619</b>		<b>1,680,000</b>	

1) Does not include major streets  
 2) Note: All acreage associated with green areas, which include retail restaurants, pocket parks, and linear parks  
 3) Note: Southwest from Vantage Plus shows up to 1.5x residential units, and requires 210,000 sq. ft. of Community and Neighborhood Parks



2.14.2018



**CONCEPTUAL LAND USE PLAN**  
 TAILOR BUILDERS - JEN CALIFORNIA







State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 48 — 05/16/19 — 086  
 STATE CLEARINGHOUSE NUMBER -(if applicable)  
 200204237

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>City of Dixon</b>	LEAD AGENCY EMAIL	DATE <b>05/16/19</b>
COUNTY/STATE AGENCY OF FILING <b>Solano</b>	DOCUMENT NUMBER <b>051619-086</b>	

PROJECT TITLE

**Southwest Dixon Specific Plan**

PROJECT APPLICANT NAME <b>JEN 6 California</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 678-7000 x1114</b>
PROJECT APPLICANT ADDRESS <b>600 East A Street</b>	CITY <b>Dixon</b>	STATE <b>CA</b>
		ZIP CODE <b>95620</b>

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)  | \$3,271.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | <u>0.00</u> |

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy) Receipt # 252792/Doc # 187-2004

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

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 0.00

SIGNATURE <b>X</b> <i>Lerato Childs</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Lerato Childs, Deputy</b>
--	---

Check #: 4857  
 Receipt #: 1042147



Official Departmental Receipt - County of Solano 1042147

FAIRFIELD, CALIF., 5-16-2019

RECEIVED FROM City of Dixon (Thomas Law Group) \$ 50.00

Fifty and 00/100 DOLLARS

IN PAYMENT OF NOD-Southwest Dixon Specific Plan & Admin Fee

F&W Doc#: ~~48~~ 051619-086

Receipt #: 48-051619-086

ORIGINAL

CAO/BOS DEPARTMENT BY [Signature]



PC Mtg 8/17/04  
# 8.2.1

**Notice of Determination**



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

From: City of Dixon  
600 East A Street  
Dixon, CA 95620  
Phone: 707-678-7000

X County Clerk  
County of Solano, Courthouse  
Fairfield

**FILED**

OCT 04 2004

Michael D. Johnson, Clerk of  
the Board of Supervisors of  
the County of Solano, State  
of California

**Subject:**

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

*J. Hoffert, Deputy*

Southwest Dixon Specific Plan

Project Title  
n/a

State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency Contact Person City of Dixon	Area Code/Telephone
SCH 200204237	Rebecca Van Buren	(707) 678-7000

Project Location (include county) A 477-acre site south of West A Street, east of the Interstate 80, in the City of Dixon, Solano County.

Project Description: The EIR analysis environmental impacts of a General Plan Amendment, Specific Plan Amendment, Zone Change, infrastructure, and fire development proposals.

This is to advise that the City of Dixon has approved the above described project on September 28, 2004, and has made the following determinations regarding the above described project:

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

<i>Rebecca Van B</i>	10/1/04	Community Development Director
Signature (Public Agency)	Date	Title

Date received for filing at OPR:

THIS DOCUMENT FORWARDED FROM  
OCT 04 2004 TO

Revised July 2002

DEPARTMENT OF PLANNING AND RESEARCH





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.5a (8-03)

252792

Lead Agency: City of Nylon Date: 10-4-04  
 County / State Agency of Filing: Solano Document No.: 187-2804  
 Project Title: Southwest Nylon Specific Plan  
 Project Applicant Name: City of Nylon Phone Number: (907) 678-7000  
 Project Applicant Address: 600 East A Street, Nylon, 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: S. Hoffer, Deputy  
 WHITE-PROJECT APPLICANT      YELLOW-DFG/FASB      PINK-LEAD AGENCY      GOLDENROD-STATE AGENCY OF FILING



FILED

Notice of Determination

Appendix D  
MAY 16 2019

To:
[ ] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[ ] County Clerk
County of: Solano
Address:

From:
Public Agency: City of Dixon
Address: 600 East A Street Dixon, CA
Contact: Dina Tasini Deputy: [Signature]
Phone: (707) 678-7000 Ext: 1114

Lead Agency (if different from above):
Address:
Contact:
Phone:

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): 200204237

Project Title: Southwest Dixon Specific Plan

Project Applicant: JEN 6 California

Project Location (include county): South of West A Street, east of the Interstate 80, in the City of Dixon, Solano Co

Project Description:
Approval of an amended and restated Development Agreement for a portion of the Southwest Dixon Specific Plan ("Plan") area and approval of vesting tentative maps for Phase 1, Villages 2 and 3 of the Plan. The City certified the Environmental Impact Report for the Plan in September 2004 and approved the Plan and a Development Agreement for the Plan in November 2005. As documented in the Addendum prepared for the amended and restated Development Agreement and Phase 1 maps, no subsequent environmental review is required pursuant to Public Resources Code section 21166 and CEQA Guidelines sections 15162.

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

described project on May 14, 2019 and has made the following determinations regarding the above
(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 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:
City of Dixon, Community Development Department, 600 East A Street, Dixon, CA

Signature (Public Agency): [Signature] Title: City Engineer / Public Works Director
Date: 5/16/19 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.
Document Posted From 5/16/19 to



### DEVELOPMENT SUMMARY

LAND USE	ACREAGE	UNITS	AV. DENSITY	SQ. FT.	FAIR
Low Density Residential (LD)	180.2	562	3.5		
Medium Density-Low Residential (MDL)	86.4	496	5.6		
Medium Density-High Residential (MDH)	10.3	132	12.8		
COMMUNITY COMMERCIAL			9.7		85,000
PARK	23.0		0.7		
FIRE STATION (FS)			1.6		
FUNCTIONAL BUFFER	295.9	1,180			89,000
<b>TOTAL</b>					

1) Does not include major streets

NOTE: All acreages indicated are gross acres, which include local roads, pocket parks, and linear parks  
 NOTE: Southwest Corner Specific plan allows up to 3,385 residential units, and requires 23.0 acres of Community and Neighborhood Parks



2.14.2018

## CONCEPTUAL LAND USE PLAN

Taylor Builders - Jen California







State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**      **StartOver**      **Finalize&Email**

RECEIPT NUMBER:  
 48 — 05/16/19 — 086  
 STATE CLEARINGHOUSE NUMBER *(if applicable)*  
 200204237

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>City of Dixon</b>	LEAD AGENCY EMAIL	DATE <b>05/16/19</b>
COUNTY/STATE AGENCY OF FILING <b>Solano</b>	DOCUMENT NUMBER <b>051619-086</b>	

PROJECT TITLE

**Southwest Dixon Specific Plan**

PROJECT APPLICANT NAME <b>JEN 6 California</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 678-7000 x1114</b>
PROJECT APPLICANT ADDRESS <b>600 East A Street</b>	CITY <b>Dixon</b>	STATE <b>CA</b>
		ZIP CODE <b>95620</b>

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)   | \$3,271.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)  | \$2,354.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW                                  | \$1,112.00 | \$ | <u>0.00</u> |
| <br>   |            |    |             |
| <input type="checkbox"/> Exempt from fee   |            |    |             |
| <input type="checkbox"/> Notice of Exemption (attach)  |            |    |             |
| <input type="checkbox"/> CDFW No Effect Determination (attach)   |            |    |             |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) Receipt # 252792/Doc # 187-2004 |            |    |             |
| <hr/>  |            |    |             |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)                          | \$850.00   | \$ | <u>0.00</u> |
| <input type="checkbox"/> County documentary handling fee   |            | \$ | <u>0.00</u> |
| <input type="checkbox"/> Other   |            | \$ | <u>0.00</u> |

**PAYMENT METHOD:**

- Cash     
  Credit     
  Check     
  Other

**TOTAL RECEIVED** \$ 0.00

SIGNATURE <b>X</b> <i>Lerato Childs</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Lerato Childs, Deputy</b>
--	---

Check #: 4857  
 Receipt #: 1042147



PC Mtg 8.17.04  
± 8.2.1

# Notice of Determination



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

From: City of Dixon  
600 East A Street  
Dixon, CA 95620  
Phone: 707-678-7000

X County Clerk  
County of Solano, Courthouse  
Fairfield

# FILED

OCT 04 2004

Michael D. Johnson, Clerk of  
the Board of Supervisors of  
the County of Solano, State  
of California

*S. Hoffert, Deputy*

### Subject:

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

### Southwest Dixon Specific Plan

Project Title

n/a

State Clearinghouse Number  
(if submitted to Clearinghouse)

Lead Agency  
Contact Person

Area Code/Telephone

SCH 200204237

City of Dixon

Rebecca Van Buren

(707) 678-7000

Project Location (include county) A 477-acre site south of West A Street, east of the Interstate 80,  
in the City of Dixon, Solano County.

Project Description: The EIR analysis environmental impacts of a General Plan  
Amendment, Specific Plan Amendment, Zone Change, infrastructure,  
and fire development proposals.

This is to advise that the City of Dixon has approved the above described project on  
September 28, 2004, and has made the following determinations regarding the above described project:

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

*Rebecca Van Buren* 10/1/04 Community Development Director  
 Signature (Public Agency) Date Title

Date received for filing at OPR:

THIS DOCUMENT POSTED FROM  
 OCT 04 2004 TO  
 DEPUTY CLERK

Revised July 2002





STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT  
 DFG 753.5a (8/03)

252792

Lead Agency: City of Niyon

Date: 10-4-04

County / State Agency of Filing: Solano

Document No.: 187-2004

Project Title: Southwest Niyon Specific Plan

Project Applicant Name: City of Niyon

Phone Number: (707) 678-7000

Project Applicant Address: 600 East A Street, Niyon, CA 95620

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

**CHECK APPLICABLE FEES:**

- Environmental Impact Report \$850.00 \$ 850.00
- Negative Declaration \$1,250.00 \$ \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ \_\_\_\_\_
- Projects Subject to Certified Regulatory Programs \$850.00 \$ \_\_\_\_\_
- County Administrative Fee \$25.00 \$ 25.00
- Project that is exempt from fees

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: S. Noyert, Deputy

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASS

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING