

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 Street, Suite 6500
Fairfield, CA 94533

From:
Public Agency: City of Dixon
Address: 600 E. A Street
Dixon, CA 95620
Contact: Raffi Boloyan, Com. Dev. Director
Phone: (707) 890-6609

Lead Agency (if different from above):
Address:
Contact:
Phone:
MAR 19 2025

FILED

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.
Bill Emley, Clerk of the Board of Supervisors of the County of Solano, State of California

State Clearinghouse Number (if submitted to State Clearinghouse): 2023080739 Deputy Emily Shephard Deputy

Project Title: The Campus Project

Project Applicant: Dixon Venture, LLC, Steve Gidaro, 401 Watt Avenue, Ste 4, Sacramento, CA 95814

Project Location (include county): I-80 and Pedrick Road, City of Dixon, Solano County

Project Description:

The Campus consists of a phased, mixed-use, 259-acre development that includes an approximately 48-acre Dixon Opportunity Center (DOC), approximately 144 acres of residential uses, and approximately 2.5 acres of commercial uses. Low-, medium- and high-density residential uses total 1,041 dwelling units. A well and retention basin would also be on site.

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

described project on 03/18/2025 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, City Hall, 600 E. A Street, Dixon, CA 95620

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 3/19/2025 Date Received for filing at OPR:



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

RECEIPT NUMBER:  
 48 — 03/19/2025 — 040  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023080739

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF DIXON	LEAD AGENCY EMAIL	DATE 03/19/2025
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 031925-040	

PROJECT TITLE

**THE CAMPUS PROJECT**

PROJECT APPLICANT NAME DIXON VENTURE LLC STEVE GIDARO	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 890-6609
PROJECT APPLICANT ADDRESS 401 WATT AVENUE STE 4	CITY SACRAMENTO	STATE CA
		ZIP CODE 95814

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 (EIR)                               | \$4,123.50 | \$ 4,123.50 |
| <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 SOLANO COUNTY DEPARTMENT   |          | \$       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 4,173.50

SIGNATURE X <i>Emily Shephard Deputy</i>	AGENCY OF FILING PRINTED NAME AND TITLE EMILY SHEPHARD, DEPUTY
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CHECK NUMBER: 1483  
 RECEIPT NUMBER: 1080907

**Official Departmental Receipt - County of Solano 1080907**

FAIRFIELD, CALIF., 3/19/25

RECEIVED FROM City of Dixon \$ 4,173.50

Four thousand one hundred seventy-three and 50/100 DOLLARS

IN PAYMENT OF NOD FEES

FW # 48-031925-040

DOC # 031925-040

(Dixon Venture)

Check # 1483

CAO/BOS

DEPARTMENT

BY Emily Shepard, Deputy

ORIGINAL