

1.1 PURPOSE OF THIS DOCUMENT

This document includes all agency and public comments received on the Draft Environmental Impact Report (Draft EIR, SCH # 2023080739) for The Campus Project (“Project”). Written comments were received by the City of Dixon during the public comment period from May 24, 2024 through July 9, 2024. This document includes written responses to each comment received on the Draft EIR. The responses correct, clarify, and amplify text in the Draft EIR, as appropriate. These changes do not alter the conclusions of the Draft EIR.

This Final EIR document has been prepared in accordance with the California Environmental Quality Act (CEQA) and together with the Draft EIR (and Appendices) constitutes the EIR for The Campus Project that will be used by the decision-makers during project hearings.

1.2 SUMMARY OF THE PROPOSED PROJECT

The Campus Project site is located within the City’s Northeast Quadrant Specific Plan (NEQSP) and comprises nearly 40 percent of the plan’s total 643+/- acres. The Project site is located on the eastern edge of the NEQSP adjacent to Pedrick Road near Interstate 80 (I-80). The project site is comprised of five parcels and contains a total of 260 +/- acres. The Project proposes a mixed-use development pursuant to 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 Project would consist of a phased, mixed-use development that includes an approximately 48-acre Dixon Opportunity Center (DOC), approximately 144 acres of residential uses (1,041 units), approximately 2.5 acres of commercial uses, parks, paseos and open space, a 25-acre retention basin, and related infrastructure improvements in support of the Project. A 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 proximate to the high-density residential site. The southern portion of the site would consist of medium density and low-density residential uses.

PROJECT ACTIONS

The Project would require numerous approvals from the City of Dixon, requiring Planning Commission review with final action by the City Council:

- Amendment of the Northeast Quadrant Specific Plan (NEQSP);
- Large-Lot and Small-Lot Vesting Tentative Subdivision Maps;
- Establish Planned Development standards, including Design Guidelines, to implement the project site’s Campus Mixed Use - Northeast Quadrant Specific Plan Overlay Zone (CAMX-NESP); and
- Development Agreement.

All of these proposed actions would require review and recommendation by the Planning Commission, followed by consideration and action by the City Council.

As the Lead Agency and as appropriate under CEQA, the City also intends the EIR to serve as the CEQA-required environmental documentation for consideration of the Project by other Responsible Agencies and Trustee Agencies which may have discretionary approval authority over the Project. Under the CEQA Guidelines, the term “Responsible Agency” includes all public agencies, other than the Lead Agency, which have discretionary approval power over aspects of the project for which the Lead Agency has prepared an EIR (CEQA Guidelines Section 15381); and the term “Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by the project which are held in trust by the people of California (CEQA Guidelines Section 15386). While no Responsible Agencies and Trustee Agencies have been identified with approval actions associated with adoption of the Project, agencies may use the EIR when considering actions necessary for development of the Project site. These agencies may include:

- Association of Bay Area Governments (ABAG)
- Metropolitan Transportation Commission (MTC)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Transportation
- California Department of Fish and Wildlife
- California Public Utilities Commission
- Central Valley Regional Water Quality Control Board
- Pacific Gas and Electric Company
- Solano Transportation Authority
- Yolo-Solano Air Quality Management District (YSAQMD)

1.3 ORGANIZATION OF THE FINAL EIR

The Final EIR is organized as follows:

Chapter 1 – Introduction and List of Commenters: This chapter summarizes the Project under consideration and describes the contents of the Final EIR. This chapter also contains a list of all of the agencies or persons who submitted comments on the Draft EIR during the public review period, presented in order by agency, organization, individual and date received.

Chapter 2 – Revisions to the Draft EIR: This chapter summarizes text changes made to the Draft EIR in response to comments made on the Draft EIR and/or staff-initiated text changes. Changes to the text of the Draft EIR are shown by either a line through the text that has been deleted or double underlined where new text has been inserted. The revisions contain clarification, amplification, and corrections that have been identified since publication of the Draft EIR. The text revisions do not change the analysis and conclusions presented in the Draft EIR.

Chapter 3 – Comments and Responses: This chapter contains the comment letters received on the Draft EIR followed by responses to individual comments. Each comment letter is presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the letter number appearing first, followed by the comment number. For example, comments in Letter A1 are numbered A1-1, A1-2, A1-3, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments.

If the subject matter of one letter overlaps that of another letter, the reader may be referred to more than one group of comments and responses to review all information on a given subject. Where this occurs, cross-references to other comments are provided.

Some comments that were submitted to the City do not pertain to CEQA environmental issues nor address the adequacy of the analysis contained in the Draft EIR. Responses to such comments, though not required, are included to provide additional information. When a comment does not directly pertain to environmental issues analyzed in the Draft EIR, does not ask a question about the adequacy of the analysis contained in the Draft EIR, expresses an opinion related to the merits of the project, or does not question an element of or conclusion of the Draft EIR, the response notes the comment and may provide additional information where appropriate. The intent is to recognize the comment. Many comments express opinions about the merits or specific aspects of the proposed Project and these are included in the Final EIR for consideration by the decision-makers.

Chapter 4 – Mitigation Monitoring and Reporting Program: This chapter contains the Mitigation Monitoring and Reporting Program (MMRP) to aid the City in its implementation and monitoring of measures adopted in the EIR, and to comply with the requirements of Public Resources Code Section 21081.6(a).

1.4 PUBLIC PARTICIPATION AND REVIEW

The City of Dixon has complied with all noticing and public review requirements of CEQA. This compliance included notification of all responsible and trustee agencies and interested groups, organizations, and individuals that the Draft EIR was available for review. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

- A Notice of Preparation (NOP) for the EIR was filed with the State Clearinghouse on August 30, 2023. The 30-day public review comment period for the NOP ended on September 29, 2023. The NOP was distributed in particular to governmental agencies, organizations, and persons interested in the proposed Project. The City sent the NOP to agencies with statutory responsibilities in connection with the proposed Project with the request for their input on the scope and content of the environmental information that should be addressed in the EIR. The NOP was also published on the City's website and filed at the County Clerk's office.
- A public scoping meeting for the EIR was held via Zoom on September 20, 2023.
- A Notice of Completion (NOC) and copies of the Draft EIR were filed with the State Clearinghouse on May 24, 2024. An official 45-day public review period for the Draft EIR was established by the State Clearinghouse, ending on July 9, 2024. A Notice of Availability (NOA) for the Draft EIR was published in the Dixon Independent Voice on May 24, 2024, and mailed to surrounding property owners and appropriate public agencies, as well as emailed to an interested parties email list. The Draft EIR was also published on the City of Dixon's Webpage at <https://www.cityofdixon.us/environmentalreviewdocuments> under "The Campus/Dixon 257" heading.

1 INTRODUCTION

- Copies of the Draft EIR were available for review at the following locations:
 - Dixon City Hall – 600 East A St, Dixon, CA 95620
 - Dixon Public Library – 230 N 1st St, Dixon, CA 95620

1.5 LIST OF COMMENTERS

The City of Dixon received 11 comment letters and conducted one public meeting during the comment period on the Draft EIR for the Project. **Table 1-1** below indicates the numerical designation for each comment letter, the author of the comment letter, and the date of the comment letter.

TABLE 1-1: COMMENT LETTERS REGARDING THE DRAFT EIR

<i>LETTER #</i>	<i>ENTITY</i>	<i>AUTHOR(S) OF COMMENT LETTER / EMAIL</i>	<i>LETTER DATE</i>
Agencies – Federal, State, Local			
A1	Department of Toxic Substances Control (DTSC)	Dave Kereazis, Associate Environmental Planner	June 26, 2024
A2	State Water Resources Control Board (SWRCB)	Lori Schmitz, Environmental Scientist	June 9, 2024 (letter date) July 8, 2024 (received)
A3	California Department of Fish and Wildlife (CDFW)	Erin Chappell, Regional Manager, Bay Delta Region	July 8, 2024
A4	California Department of Transportation (Caltrans)	Yunsheng Luo, Branch Chief, Local Development Review	July 9, 2024
A5	Solano County Department of Resource Management, Environmental Health Division, Local Enforcement Agency	Jeff Bell, REHS, Environmental Health Supervisor	July 9, 2024
A6	Solano County Department of Resource Management, Planning Services Division	James Bezek, Solano County Director of Resource Management	July 9, 2024
A7	Dixon Resource Conservation District	Kelly Huff, District Manager	July 9, 2024
Individuals			
I1	Campbell Soup Supply Company, LLC	David Kiehn, Senior Director of Agriculture Procurement	July 2, 2024
I2	Campbell Soup Supply Company, LLC	Michael W. Shonafelt, Buchalter	July 9, 2024
I3	Napa-Solano Residents for Responsible Development	Kevin Carmichael, Adams Broadwell Joseph & Cardozo	July 9, 2024
I4	Dixon 133, LLC	Daniel S. Cucchi, Avdis & Cucchi, LLP	July 9, 2024
Public Meeting Notes			
PM1	Dixon Planning Commission Hearing	multiple	July 9, 2024