

APPENDIX N

Tribal Consultation Communication



May 30, 2023

Cachill Dehe Band of Wintun Indians of the Colusa Indian Community
Attn: Daniel Gomez, Chairman and Clifford Mota, Tribal Preservation Liaison
3730 Highway 45
Colusa, CA 95932

RE: Native American Cultural Resources Consultation for the Dixon 257 Development Project Pursuant to Government Code Section 65352.3

Gentlemen:

The City of Dixon formally invites you to request consultation pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Dixon 257 Development Project within the Northeast Quadrant Specific Plan area in the City of Dixon, California. SB 18 requires local governments to consult with California Native American Tribes about local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. This proposed project would require an Amendment to the City of Dixon's Northeast Quadrant Specific Plan and therefore is subject to the requirements of SB 18.

The project area occupies several Assessor's Parcel Numbers (APNs), including portions of 011-101-0080, 011-104-0040, 011-104-0030, 011-104-0020, 011-104-0010, 011-108-0050, 011-108-0230, 011-108-0290, 011-119-0120, and 011-119-0130, and the total project site is approximately 279.76 acres. The proposed project site is located in Sections 1 and 12 of Township 7 North and Range 1 East of the U.S. Geological Survey (USGS) 7.5-minute "Dixon" quadrangle map (quad). The project applicant, Gidaro Group, LLC, proposes to construct a campus-style tech park and a mix of high- and low-density residential development with a total of 1,045 residential dwellings/units. The project site is located along the eastern edge of the City of Dixon's Northeast Quadrant Specific Plan.

A cultural resources assessment was prepared for the project, and determined that 13 cultural investigations have previously been conducted within a 0.5-mile radius of the project's Area of Potential Effects (APE) and that six of these studies included at least part of the currently proposed APE within their study areas. Records searches indicate the possibility of historic resources on the project site, subsurface soils in the project vicinity to contain prehistoric cultural resources, and tribal cultural resources. Information on the project can be obtained through the following City link:

https://cityofdixonca-my.sharepoint.com/:f/g/personal/bmillar_cityofdixon_us/Esd-tHSo6XVGov_bEgy--LUBpKIdJiJVb2V4f1WW3X02Q?e=y2cHTf

We are inviting you to consult with us regarding the potential for these projects to impact known ancestral tribal sites or cultural resources in accordance with Government Code Section 65352.3. If ancestral tribal sites or cultural resources are known to occur within the projects' Area of Potential Effects, your prompt response to

City of Dixon

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request consultation, in writing, with the City of Dixon for the purpose of identifying potentially significant impacts of the projects, alternatives to the projects as proposed, and recommended mitigation measures would be much appreciated. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

In accordance with Government Code Section 65352.3, you have 90 days from the receipt of this letter to either request or decline consultation under SB 18 in writing for this project. Please send your written response to my attention at the City of Dixon, Planning Division, 600 East A Street, Dixon, CA 95620. You may also reach me by phone at (530) 902-9218, or by email at bmillar@cityofdixon.us.

Respectfully,



Brian Millar
Project Planner

Enclosures:

Figure 1 – Vicinity Map

Figure 2 – Project Location Map

Figure 3 – Area of Potential Effects Map



May 30, 2023

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians
(formerly Cortina Band of Indians) A
Attn: Charlie Wright 570 6th Street
Williams, CA 95987

RE: Notice of Opportunity to Consult under Assembly Bill 52 for the Dixon 257 Development Project, City of Dixon, California

Dear Mr. Wright:

The City of Dixon formally invites you to request consultation pursuant to Assembly Bill 52 (AB 52; Government Code Chapter 532, Section 5097.94) regarding the Dixon 257 Development Project within the Northeast Quadrant Specific Plan area in the City of Dixon, California. AB 52 requires local governments to consult with California Native American Tribes about local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites.

The City of Dixon is initiating environmental review under the California Environmental Quality Act (CEQA) for the proposed Dixon 257 Development Project. The project area occupies several Assessor's Parcel Numbers (APNs), including portions of 011-101-0080, 011-104-0040, 011-104-0030, 011-104-0020, 011-104-0010, 011-108-0050, 011-108-0230, 011-108-0290, 011-119-0120, and 011-119-0130, and the total project site is approximately 279.76 acres. The proposed project site is located in Sections 1 and 12 of Township 7 North and Range 1 East of the U.S. Geological Survey (USGS) 7.5-minute "Dixon" quadrangle map (quad). The project applicant, Gidaro Group, LLC, proposes to construct a campus-style tech park and a mix of high- and low-density residential development with a total of 1,045 residential dwellings/units. The project site is located along the eastern edge of the City of Dixon's Northeast Quadrant Specific Plan. Information on the project can be obtained through the following City link: https://cityofdixonca-my.sharepoint.com/:f/g/personal/bmillar_cityofdixon_us/Esd-tHSo6XVGov_bEgy--LUBpKIdJiJVb2V4f1WW3X02O?e=y2cHTf

A cultural resources assessment was prepared for the project, and determined that 13 cultural investigations have previously been conducted within a 0.5-mile radius of the project's Area of Potential Effects (APE) and that six of these studies included at least part of the currently proposed APE within their study areas. Records searches indicate the possibility of historic resources on the project site, subsurface soils in the project vicinity to contain prehistoric cultural resources, and tribal cultural resources.

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AB 52 and Section 21080.3.1(d) of the California Public Resources Code (PRC) require that we respond to your written request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the development of the project. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation under AB 52 in writing for this project. Please send your written response to my attention at the City of Dixon, Planning Division, 600 East A Street, Dixon, CA 95620. You may also reach me by phone at (539) 902-9218 or by email at bmillar@cityofdixon.us.

Respectfully,



Brian Millar
Project Planner

Enclosures:

Figure 1 – Vicinity Map

Figure 2 – Project Location Map

Figure 3 – Area of Potential Effects Map



May 30, 2023

Cortina Rancheria - Kletsel Dehe Band of Wintun Indians
(formerly Cortina Band of Indians)
Attn: Charlie Wright 570 6th Street
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We are inviting you to consult with us regarding the potential for these projects to impact known ancestral tribal sites or cultural resources in accordance with Government Code Section 65352.3. If ancestral tribal sites or

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cultural resources are known to occur within the projects' Area of Potential Effects, your prompt response to request consultation, in writing, with the City of Dixon for the purpose of identifying potentially significant impacts of the projects, alternatives to the projects as proposed, and recommended mitigation measures would be much appreciated. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

In accordance with Government Code Section 65352.3, you have 90 days from the receipt of this letter to either request or decline consultation under SB 18 in writing for this project. Please send your written response to my attention at the City of Dixon, Planning Division, 600 East A Street, Dixon, CA 95620. You may also reach me by phone at (530) 902-9218, or by email at bmillar@cityofdixon.us.

Respectfully,



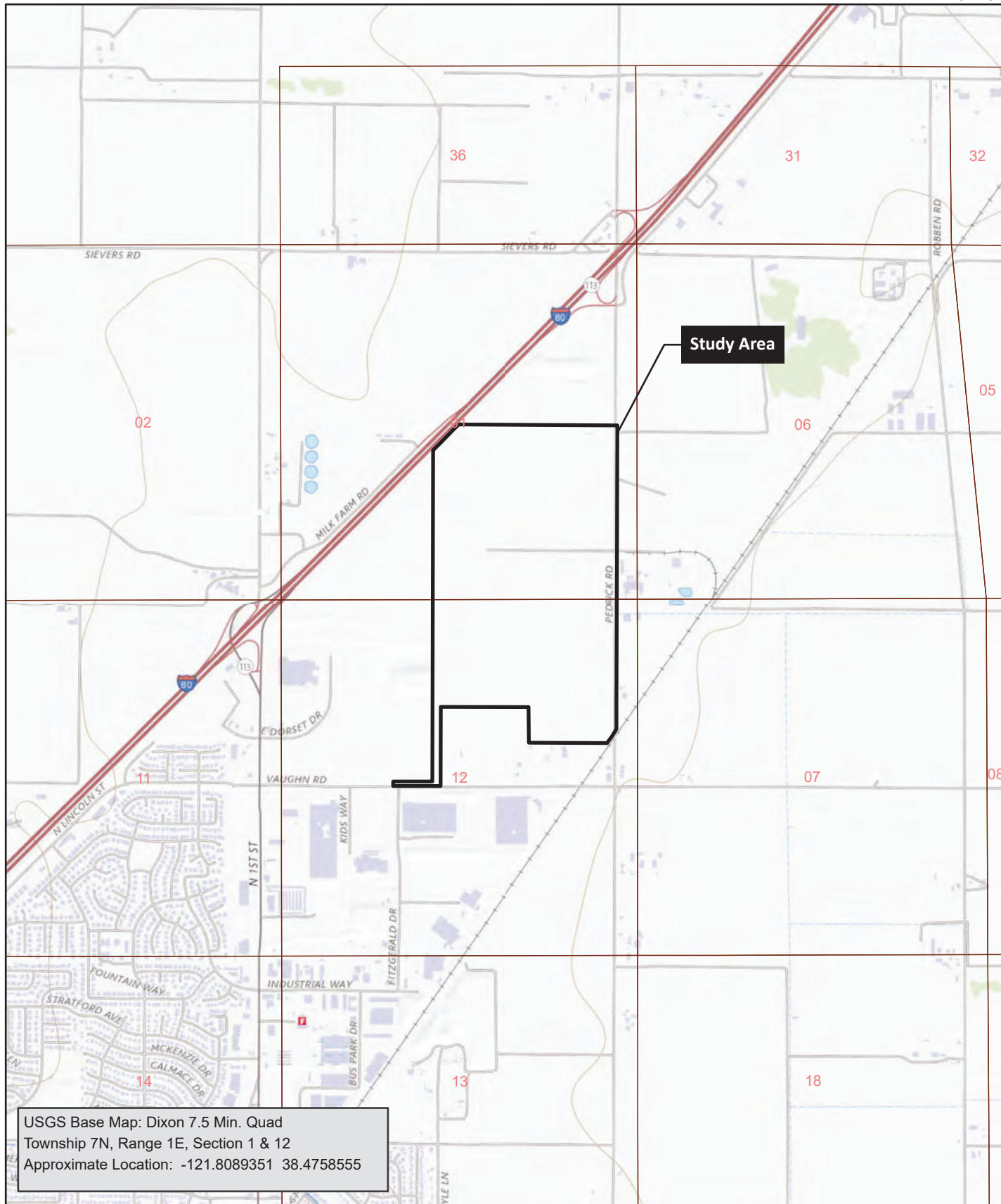
Brian Millar
Project Planner

Enclosures:

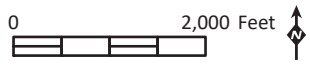
Figure 1 – Vicinity Map

Figure 2 – Project Location Map

Figure 3 – Area of Potential Effects Map

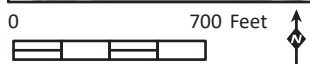


USGS Base Map: Dixon 7.5 Min. Quad
 Township 7N, Range 1E, Section 1 & 12
 Approximate Location: -121.8089351 38.4758555



Source: USGS, The National Map, 2021





Source: Aerial ((Maxar, 1/21/2022))



Figure 3



May 30, 2023

Yocha Dehe Wintun Nation
Attn: Yvonne Perkins, THPO
P.O. Box 18
Brooks, CA 95606

RE: Native American Cultural Resources Consultation for the Dixon 257 Development Project Pursuant to Government Code Section 65352.3

Dear Ms. Perkins:

This is in response to your letter of April 19, 2023, addressed to Helix Environmental Planning, the cultural resources consultant to the developers of the proposed Dixon 257 project, in which you had requested formal consultation for the project. Additionally, pursuant to this letter, the City of Dixon formally invites you to request consultation with the City pursuant to Senate Bill 18 (SB 18; Government Code Section 65352.3) regarding the Dixon 257 Development Project within the Northeast Quadrant Specific Plan area in the City of Dixon, California. SB 18 requires local governments to consult with California Native American Tribes about local land use planning decisions for the purpose of protecting traditional tribal cultural places and sacred sites. This proposed project would require an Amendment to the City of Dixon's Northeast Quadrant Specific Plan and therefore is subject to the requirements of SB 18. This letter also acknowledges the City's formal request for consultation pursuant to Assembly Bill 52 (AB 52; Government Code Chapter 532, Section 5097.94); AB 52 and Section 21080.3.1(d) of the California Public Resources Code (PRC) require that we respond to your written request to be notified of projects in our jurisdiction that will be reviewed under CEQA.

The project area occupies several Assessor's Parcel Numbers (APNs), including portions of 011-101-0080, 011-104-0040, 011-104-0030, 011-104-0020, 011-104-0010, 011-108-0050, 011-108-0230, 011-108-0290, 011-119-0120, and 011-119-0130, and the total project site is approximately 279.76 acres. The proposed project site is located in Sections 1 and 12 of Township 7 North and Range 1 East of the U.S. Geological Survey (USGS) 7.5-minute "Dixon" quadrangle map (quad). The project applicant, Gidaro Group, LLC, proposes to construct a campus-style tech park and a mix of high- and low-density residential development with a total of 1,045 residential dwellings/units. The project site is located along the eastern edge of the City of Dixon's Northeast Quadrant Specific Plan.

A cultural resources assessment was prepared for the project, and determined that 13 cultural investigations have previously been conducted within a 0.5-mile radius of the project's Area of Potential Effects (APE) and that six of these studies included at least part of the currently proposed APE within their study areas. Records searches indicate the possibility of historic resources on the project site, subsurface soils in the project vicinity to contain prehistoric cultural resources, and tribal cultural resources. A hard-copy of this confidential report is being mailed to you. Additionally, information on the project can be obtained through the following City link:

https://cityofdixonca-my.sharepoint.com/:f/g/personal/bmillar_cityofdixon_us/Esd-tHS06XVGov_bEgy--

City of Dixon

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As part of this confidential consultation process, we seek to hold a meeting with you, which can be in person at the Dixon City Hall and/or via a Teams meeting. In addition to yourself and others from your office, the meeting would include City staff as well as representatives of the applicant's team, the developer's cultural resources consultant, and the City's CEQA consultant (who will be preparing an Environmental Impact Report for the project). If you can please advise of your availability the week of June 4th and/or June 11th, ideally identifying two or three options in that timeline? My contact information is provided below. We'll then formalize the meeting with an invitation via Outlook.

In accordance with Government Code Section 65352.3, you have 90 days from the receipt of this letter to either request or decline consultation under SB 18 in writing for this project (and 30 days under AB 52). As noted, we are aware of your April 19, 2023 written request for consultation on this project, and are therefore seeking to set a meeting to commence this consultation process.

Please send your written response to my attention at the City of Dixon, Planning Division, 600 East A Street, Dixon, CA 95620. You may also reach me by phone at (530) 902-9218, or by email at bmillar@cityofdixon.us, to arrange the meeting as noted above.

Respectfully,



Brian Millar
Project Planner

cc: Laverne Bill, Yocha Dehe Wintun Nation
Anthony Roberts, Yocha Dehe Wintun Nation
Issac Bojorquez, Yocha Dehe Wintun Nation
Raffi Boloyan, City of Dixon

Enclosures:

Cultural Resources Study – Dixon 257 (Confidential Report) - via US Mail



YOCHA DEHE
CULTURAL RESOURCES

August 3, 2023

City of Dixon – Planning Division
Attn: Brian Miller, Project Planner
600 East A Street
Dixon, CA 95620

RE: Dixon 257 Development Project YD-04072023-03

Dear Mr. Miller:

Thank you for the project update dated, July 7, 2023, regarding cultural information on or near the proposed Dixon 257 Development Project. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the study and concluded that the project is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, the Tribe has concerns that the project could impact known cultural resources. Yocha Dehe Wintun Nation highly recommends including cultural monitors during development and ground disturbance. In addition, we recommend cultural sensitivity training for any pre-project personnel to be added to the permit as a condition of approval. We also request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed.

To setup a monitoring agreement, please contact:

Eric Hernandez, Site Protection Manager
Yocha Dehe Wintun Nation
Phone: (530) 723-3313
Email: ehernandez@yochadehe.gov

Please refer to identification number YD-04072023-03 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

Yvonne Perkins

Tribal Historic Preservation Officer

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.9400 f) 530.796.2143 www.yochadehe.org

HELIX Environmental Planning, Inc.
1180 Iron Point Road, Suite 130
Folsom, CA 95630
916.435.1205 tel
619.462.0552 fax
www.helixepi.com



March 30, 2023

07997.00003.001

Yvonne Perkins
Tribal Historic Preservation Officer and Cultural Resources Chairperson
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA, 95606

Subject: Dixon 257 Development Project

Dear Chairperson Perkins,

HELIX Environmental Planning, Inc. (HELIX) has contracted with the Gidaro Group, LLC, in support of the proposed Dixon 257 Development Project (Project) located within the City of Dixon, within Solano County, CA. The Project occupies Assessor's Parcel Numbers 0111-010, 020, 030, 040, and 0111-080-050, and encompasses a total of roughly 257 acres. The Project is bounded by Pedrick Road and agricultural lands to the east, designated industrial lands to the north and south, and lands designated as regional commercial and industrial to the west. A search of the Native American Heritage Commission's (NAHC) Sacred Lands File returned negative results, and the NAHC suggested we contact you for information regarding Native American Resources in or near the Project Area. The Project location is depicted on the enclosed map for your reference.

The Project Area will be developed into a mixed-use Campus to foster job growth and easy access to the regional transportation network in the area. Project plans call for the use of +/- 47.4 acres for a Technology Campus (near the north end of the site) to provide direct access to the Professional Drive extension that will connect to Pedrick Road, +/- 10 acres for a High-Density Residential area (located with direct access to Perick Road and contiguous to the Tech Campus, and adjacent residential areas), +/- 142.6 acres for a Low-Density Residential area (within the southern portion of the Project Area), +/- 13.4 acres for parks, +/- 1.6 acres for a well site, +/- 25.1 acres for a basin (within the Project Area's southeastern corner), and +/- 22 acres for Rights of Way. While current property access consists of Pedrick Road along the eastern boundary of the site, as part of the City of Dixon's Northeast Quadrant Specific Plan, a future 4-lane arterial (Professional Drive) will be developed along the site's western and northern boundaries. A planned extension of Dorset Drive will also connect to Professional Drive near the center of the Technology campus to provide direct visual and vehicular pedestrian connectivity to the commercial and industrial uses currently under development west of the Project Area.

Letter to Chairperson Yvonne Perkins
March 30, 2023

Page 2 of 2

If there are sensitive resources within or near the proposed Project Area that could be impacted by Project development, please advise us accordingly. Please note that this request is for informational purposes only. If you have any information, questions, or concerns regarding the proposed Project, please feel free to contact me directly at bens@helixepi.com or over the phone at (404) 312-5883.

Sincerely,

Benjamin D. Siegel

Benjamin D. Siegel, M.A., M.A., M.A., RPA
Cultural Resources Project Manager
HELIX Environmental Planning, Inc.



YOCHA DEHE
CULTURAL RESOURCES

April 19, 2023

Helix Environmental Planning Inc
Attn: Benjamin D Siegel, Cultural Resources Project Manager
1180 Iron Point Road, Suite 130
Folsom, CA 95630

RE: Dixon 257 Development Project YD-04072023-03

Dear Mr. Siegel:

Thank you for the project notification dated March 30, 2023, regarding cultural information on or near the proposed Dixon 257 Development Project. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area and would like to initiate a formal consultation with the lead agency. At the time of consultation, please provide our Cultural Resources Department with a project timeline, detailed project information and the latest cultural study for the proposed project.

To coordinate a date and time for the consultation meeting, please contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe.gov

Please refer to identification number YD-04072023-03 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

Yvonne Perkins

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Tribal Historic Preservation Officer