



****REVISED****
PUBLIC HEARING NOTICE AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

*****Concurrent with State law, this application was originally noticed in a timely manner on January 7, 2022. This application was originally set to be held as an in-person meeting at the City Hall Council Chambers at 600 East A Street in Dixon. This meeting is now set to be remote only. Remote access to this meeting is provided below in the public hearing notice.***

Date: January 28, 2022

Project Name: Lincoln Square Project

Project Description: The Lincoln Square Project (proposed project) consists of a 10.99-acre subdivided residential community, which would be developed into 102 detached, single-family lots. Additionally, the proposed project includes a 2.27-acre commercial lot, which would be developed with a 4,500-square-foot (sf) Rotten Robbie convenience store, a 5,789-sf fueling canopy with eight fuel dispensers, and a 2,613-sf car wash . The commercial lot would be located immediately southwest of the North Lincoln Street/State Route (SR) 113 intersection. The proposed residences would be constructed to the west, southwest, and south of the commercial lot. The residential community would provide an open space area by way of a pocket park, which would be located immediately to the west of SR 113 and would serve to capture stormwater runoff. North Lincoln Street and SR 113 would provide access to the project site, with each roadway featuring a single point of entry/exit to both the commercial lot and subdivision. The required entitlements for the project include a Rezone, Tentative Subdivision Map, Planned Development, and Design Review.

Project Location: The proposed project is located to the southwest of the North Lincoln Street/SR 113 intersection in the City of Dixon, California.
APN No's: 0108-110-450 and -460

Project Applicant: Lewis Land Developers, Inc.

Property Owner: Duffel Financial & Construction Company

Potentially Significant Environmental Impacts: As required by the California Environmental Quality Act (CEQA), this project is subject to a review of potential environmental impacts. An assessment of potential impacts (Initial Study) was completed. Potentially significant impacts related to biological resources, cultural resources, geology and soils, greenhouse gas emissions, noise, transportation, and tribal cultural resources were identified in the Initial Study and all the potentially-

significant impacts can be reduced or eliminated by requiring and implementing recommended measures. The Initial Study recommends the adoption of a Mitigated Negative Declaration, which includes the recommended mitigation measures. This notice provides the City's intention to adopt a Mitigated Negative Declaration (MND).

Hazardous Materials and Hazardous Waste Sites: The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Public Review Period: In compliance with CEQA, the City of Dixon Community Development Department has established a **30-day** public review period from **January 7, 2022 to February 7, 2022** to solicit comments and input on the IS/MND. To ensure that all environmental issues are fully identified and adequately addressed, written comments are invited from all interested parties. Written comments regarding the scope and content of information in the IS/MND should be submitted no later than **5:00 p.m. on Monday, February 7, 2022** to: City of Dixon, Community Development Department, 600 East A Street, Dixon, CA 95620 or planningdepartmentlist@cityofdixon.us.

Correspondence and comments regarding the scope and content of information in the Draft IS/MND may also be submitted to: **Scott Greeley**, Community Development Department, **(707) 678-7000 x 1115** or via email: sgreeley@cityofdixon.us.

Document Availability: The IS/MND and supporting documents are available for public review during the **30 day** public review period at City Hall, located at 600 East A Street in Dixon, CA and online at <https://www.cityofdixon.us/EnvironmentalReviewDocuments>

Public Hearing Notice: In accordance with the Government Code section 54953(d) and City of Dixon City Council Resolution No. 22-018, the Dixon Planning Commission will hold a remote **PUBLIC HEARING** to consider adoption of a Mitigated Negative Declaration along with the following planning entitlements: Rezone, Tentative Subdivision Map, Planned Development, and Design Review for the abovementioned project on **Tuesday, February 8, 2022 at 7:00 PM.** at the City Council Chambers located at 600 East A Street in Dixon, CA. This meeting will not be physically open to the public. All members of the public may participate in the meeting via video conferencing at <https://us02web.zoom.us/j/9886211137?pwd=r2dxz3rkbu9sqxdluvllrkc0qlqwzz09> or via teleconference by calling (669) 900-9128, meeting ID: 988 621 1137, passcode: 604754 and will be given the opportunity to provide public comment.

Following Planning Commission review, the Planning Commission recommendation will be forwarded to the City Council for a public hearing and final action on the Mitigated Negative Declaration and planning entitlements. In accordance with noticing requirements, a separate public notice of the City Council hearing will be mailed and published in local newspaper prior to that hearing date.

The staff report for the project will be available online by the **Friday** before the hearing, or **February 4, 2022**, at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos> and then clicking on the upcoming agenda for the aforementioned hearing.