

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:

FILED

MAR 19 2025

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): 2023080739

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):  Title: Community Development Director

Date: 3/19/2025

Date Received for filing at OPR:

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

Document Posted From
 3/19/25 to 5/11/25
 Revised 2011
 Emily Shephard
 Deputy Clerk of the Board



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

Print

Save

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 <input checked="" type="checkbox"/>	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) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> 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
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<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 Emily Shephard Deputy

AGENCY OF FILING PRINTED NAME AND TITLE

EMILY SHEPHARD, DEPUTY

CHECK NUMBER: 1483

RECEIPT NUMBER: 1080907



MEMORANDUM

TO: CITY OF DIXON
600 EAST A STREET
DIXON, CA 95620

DATE: May 1, 2025

FROM: Solano County Board of Supervisors

SUBJECT: Return of Posted Document (s)

Enclosed please find the original copy/copies of the (1) Document(s) that have/has been filed and posted in the Board of Supervisors/County Administrator's Office for at least 30 days.