



Date: August 30, 2023

To: Responsible/Trustee Agencies, Other Public Agencies, Advocacy Groups and Interested parties:

Subject: **Notice of Availability and Intent to Prepare an Environmental Impact Report for The Campus Project, and Notice of Preparation Scoping Meeting**

NOTICE IS HEREBY GIVEN that the City of Dixon (City), as the Lead Agency, prepared Notice of Preparation (NOP) in compliance with the California Environmental Quality Act (CEQA) for The Campus project (proposed project).

PROJECT DESCRIPTION: 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 Campus proposes a mixed-use development planned to fully realize 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 proposed 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), and approximately 2.5 acres of commercial uses. 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 adjacent to the high-density residential site. The southern portion of the site would consist of medium density and low-density residential uses.

POTENTIAL ENVIRONMENTAL EFFECTS: The project level EIR will analyze potentially significant impacts associated with adoption and implementation of The Campus project. In particular, the EIR will focus on the project's increased development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas: *Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy; Geology, Soils, and Seismicity; Greenhouse Gases and Climate Change; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; Utilities and Service Systems; and Wildfire.*

NOTICE IS HEREBY FURTHER GIVEN that the Notice of Preparation has been prepared in accordance with Section 15082 of the CEQA Guidelines and will be circulated for a 30-day review period during which your comments regarding scope of the Draft EIR are welcomed. The NOP comment period will extend from August 30, 2023 through September 29, 2023. The NOP may be accessed at <https://www.cityofdixon.us/environmentalreviewdocuments>.

Your comments on the scope of the Draft EIR must be sent at the earliest possible date, but no later than 5:00 p.m. on September 29, 2023. Comments on the scope of the Draft EIR can be made to:

Raffi Boloyan, Community Development Director
City of Dixon Community Development Department
600 East A St.
Dixon, CA 95620

rboloyan@cityofdixon.us (If emailing, please include "The Campus/NOP comments" in subject line)

NOTICE IS HEREBY FURTHER GIVEN that the City will hold a public Scoping Meeting so community members may learn more about The Campus project and provide input on the scope of the EIR. This Scoping Meeting will be held on Wednesday, September 20, 2023 at 7:00 pm via Zoom. The meeting can be accessed at <https://us02web.zoom.us/j/84055900041?pwd=WGxaTjV6aUkvZk1pWWdWSVpDczlDdz09>, or www.zoom.com, Meeting ID: 840 5590 0041, Passcode: 09202023.

To join the meeting via phone only, dial (669) 900-9128, Meeting ID: 840 5590 0041, Passcode: 09202023.