

Notice of Determination

To:
Office of Land Use and Climate Innovation
[CEQA Submit](#)

From:
Department of Fish and Wildlife
Bay Delta Region
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Lead Agency
City of Dixon
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2023080739

Project Title: Dixon 257 Project (Lake or Streambed Alteration Agreement No. EPIMS-SOL-54043-R3)

Project Location (Solano): The Project is located at unnamed tributaries to Dixon Creek in the City of Dixon, County of Solano, State of California; Latitude 38.476070°, Longitude -121.808404°.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-SOL-54043-R3), pursuant to Fish and Game Code section 1602, to the project Applicant, Dixon Venture, LLC.

The Project is limited to the construction of a stand-alone drainage system (system) which includes three types of activities and eight separate Projects: 1) mass grading and filling of streams (i.e., unnamed tributaries to Dixon Creek) (Project 1), 2) constructing a bypass swale (Project 2), and 3) new culvert construction for offsite flows and connection to existing culverts (Projects 3 to 8), as outlined in detail below. Stormwater from upstream properties will be routed through the newly constructed bypass swale and exit through an existing culvert under Pedrick Road. The bypass swale will receive water through newly constructed pipes on the western boundary (where the central ditch begins), head south, redirect east along the southern boundary, and then follow Pedrick Road north to an existing culvert, where it will leave the Project on the eastern boundary. The new swale will be culverted at new road intersections. This system will include a 25.14-acre retention basin with a volume of 240 acre-feet.

Project 1: Grading and filling of 1.14 acres (7,603 linear feet) of streams with approximately 3,678 cubic yards of earthen fill.

Improvements to Vaughn Road will consist of constructing an 18-inch diameter sewer pipeline parallel to Vaughn Road at an approximate depth of 16 feet below existing grade. The length of the sewer pipeline is approximately 650 feet. Additionally, the Project will be constructing roadway improvements to facilitate turn lanes at the intersection of Vaughn Road and Professional Drive. When completed, the existing roadside drainage will be restored to the existing flow conditions. This work is included in the impacts described above.

Project 2: Construction of a 4.50-acre earthen bypass swale to route stormwater. The channel bottom of the swale will be approximately 8 feet wide. The side slopes will range from 10 feet wide (4:1 width-to-height) to 18 feet wide (3:1 width-to-height).

Projects 3 to 5: Construction of three separate 60-inch inlets with a concrete base and 24-inch diameter pipes to capture and direct offsite flows from future road construction (Professional Drive).

Projects 6 and 7: Construction of four 30-inch diameter high-density Polyethylene pipes with 30-inch diameter beveled metal flared ends and rip rap placement. The volume of fill is estimated to be 1,200 cubic yards, and approximately 40 cubic yards of rip rap will be placed at both ends of each culvert. The length of each culvert is approximately 150 linear feet.

Project 8: Construction of a 60-inch inlet and connection via a 36-inch diameter pipe to the existing 36-inch culvert.

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Project 1 will result in permanent loss of 1.14 acres of streams. No additional impacts to streams will be associated with Projects 2 to 8.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on May 9, 2025, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:
 Signature: Craig Weightman Date: 5/9/2025
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 Craig J. Weightman, Environmental Program Manager

Date Received for filing at LCI: