

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 St, Suite 6500
 Fairfield, CA 94533

From:

Public Agency: City of Dixon
 Address: 600 East A Street
Dixon, CA 95620
 Contact: Raffi Boloyan, Community Development
 Phone: (707) 678-7000 ext 1114

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

FILED

MAY 20 2021

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Public Resources Code
 the Board of Supervisors of
 the County of Solano, State of California
 Deputy Lammi Ackerman

State Clearinghouse Number (if submitted to State Clearinghouse): 2018112035

Project Title: Dixon General Plan Update

Project Applicant: City of Dixon

Project Location (include county): City of Dixon, Solano County

Project Description:

In 2014, the City began the process of comprehensively updating the General Plan to incorporate changes to the policy framework and land uses to guide development and conservation through 2040 and to comply with new State regulations that have come into force since the plan was last updated. See attached Project Description for additional detail.

This is to advise that the City of Dixon has approved the above
 (Lead Agency or Responsible Agency)

described project on 5/18/2021 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:

<https://www.cityofdixon.us/GeneralPlanUpdate>

Signature (Public Agency):  Title: Community Development Director

Date: May 19, 2021 Date Received for filing at OPR: _____

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

Document Posted From 05/20/2021 to _____
 Revised 2011

Deputy Clerk of the Board

NOD Attachment I: Project Description

REGIONAL SETTING

The City of Dixon is located in northeastern Solano County about 65 miles east of San Francisco, 11 miles northeast of Vacaville, 10 miles southwest of Davis, and 23 miles southwest of Sacramento, as shown on Figure 1. Covering an area of approximately 7.25 square miles, the community is ringed by agricultural land and open space, including over 1,000 protected acres within the Vacaville-Dixon Greenbelt. Regional access is provided by Interstate 80 (I-80), which runs along the western perimeter of the City, as well as State Route 113 (SR 113), a north-south state highway that runs through the center of Dixon and serves as the “Main Street” of the community as it passes through downtown Dixon. The Union Pacific Railroad mainline bisects the city in a southwest-northeast direction, carrying freight and passengers, although trains do not currently stop in Dixon. Fairfield and Suisun Transit Route 30 provides connections to the Fairfield Transportation Center, downtown Sacramento and points in between.

PLANNING AREA

The Planning Area is defined as the land area addressed by the General Plan, including land within the City limits and outside City limits that bears a relation to the City’s planning. The boundary of the Planning Area was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300). The Proposed Planning Area, shown in Figure 2, comprises a total of 5,522 acres (8.6 square miles) of both incorporated and unincorporated land bearing relation to the City’s future growth.

The City of Dixon’s existing city limits encompasses approximately 4,635 acres (7.2 square miles) of incorporated land, or 84 percent of the Planning Area. The existing city limits include residential, commercial, and industrial developments as well as public facilities, including parks and schools. The city limits include a wastewater treatment plant that is about three miles south of Dixon.

The Sphere of Influence (SOI) is defined as the ultimate physical boundary and service area of the city, and it encompasses both incorporated and unincorporated territory that is envisioned to be the city’s ultimate service area. The Solano County Local Agency Formation Commission (LAFCO) has jurisdiction over defining Dixon’s SOI and acts on annexations. The city’s SOI boundary incorporates a total of 887 acres outside of the city limits (1.4 square miles) or 16 percent of the total land located in the Planning Area.

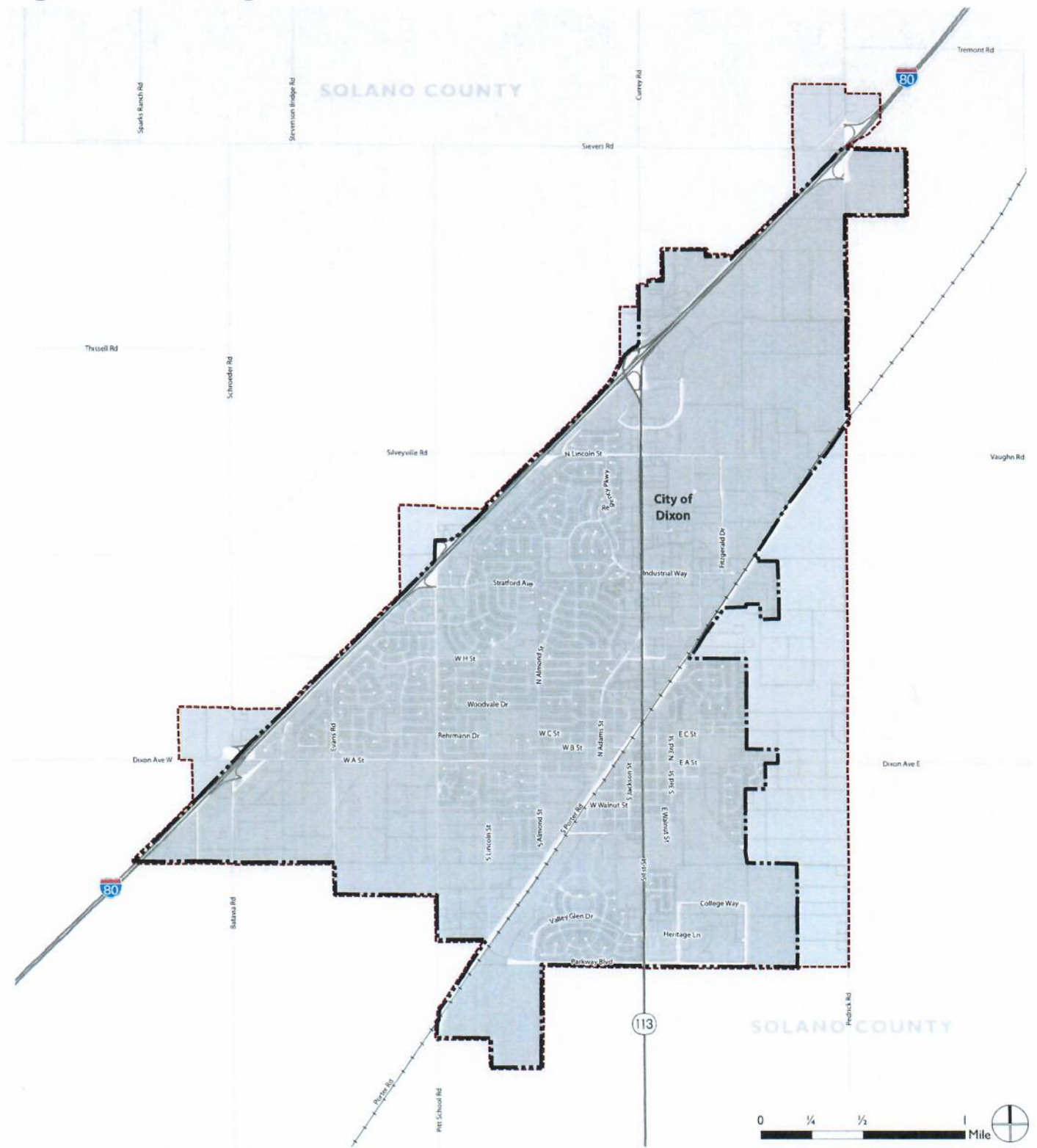
Figure I: Regional Context



Data Source: City of Dixon, 2019, Dyett & Bhatia, 2019

✈ Railroad Dixon City Limit Solano County

Figure 2: Planning Area



Data Source: City of Dixon, 2019, Dyett & Bhatia, 2019

-  Railroad
-  Dixon City Limit
-  Sphere of Influence