

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 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

FILED

Lead Agency (if different from above):
Address: MAY-20-2021

Contact:
Phone: Birgitta E. Corsetto, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy: E. Tim Ackerman

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): 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 described project on 5/18/2021 and has made the following determinations regarding the above described project.

- 1. The project [X] will [ ] will not have a significant effect on the environment.
2. [X] 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 [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [X] was [ ] was not adopted for this project.
6. Findings [X] 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): [Signature] 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.

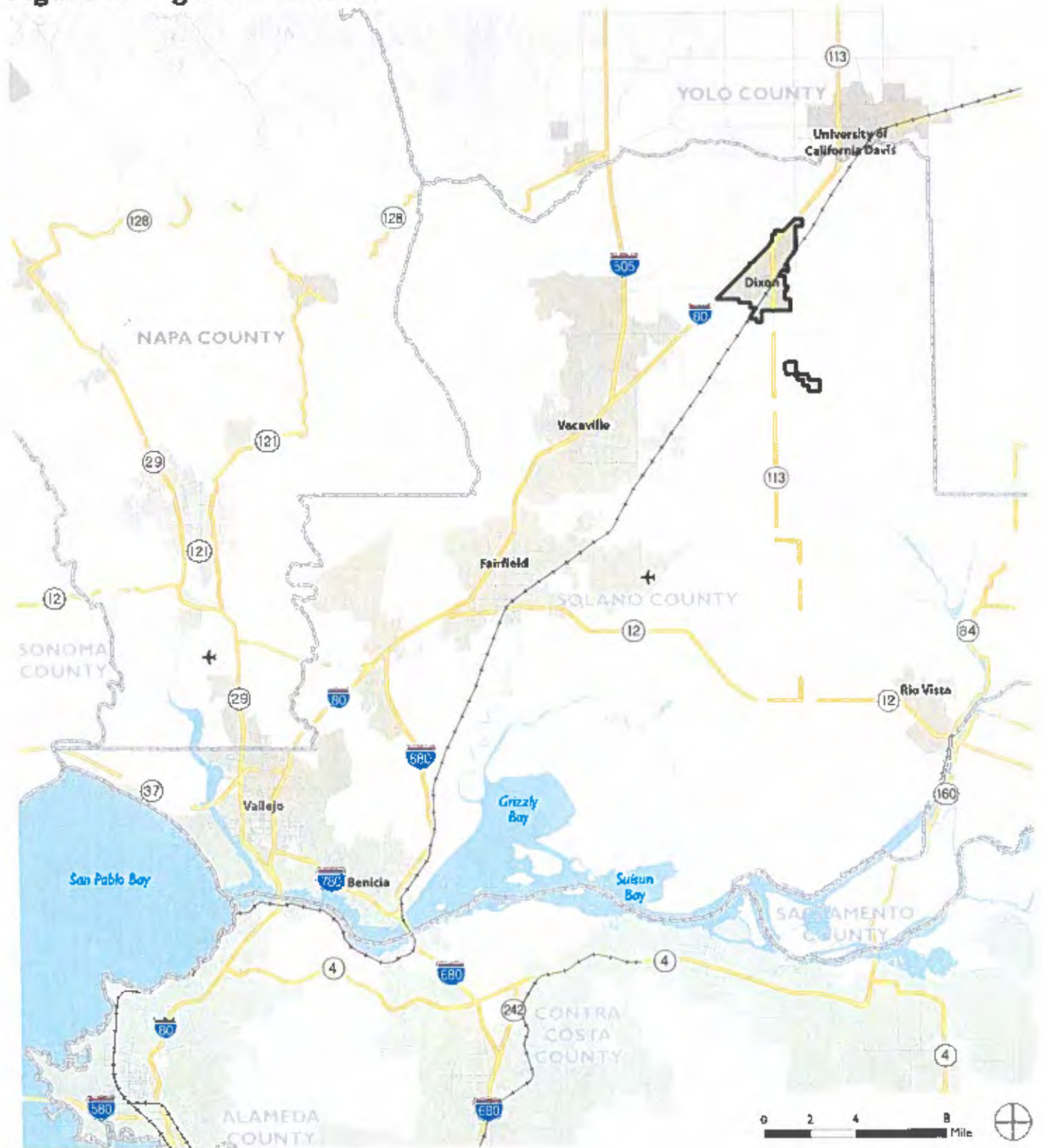
## **PLANNING AREA**

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.

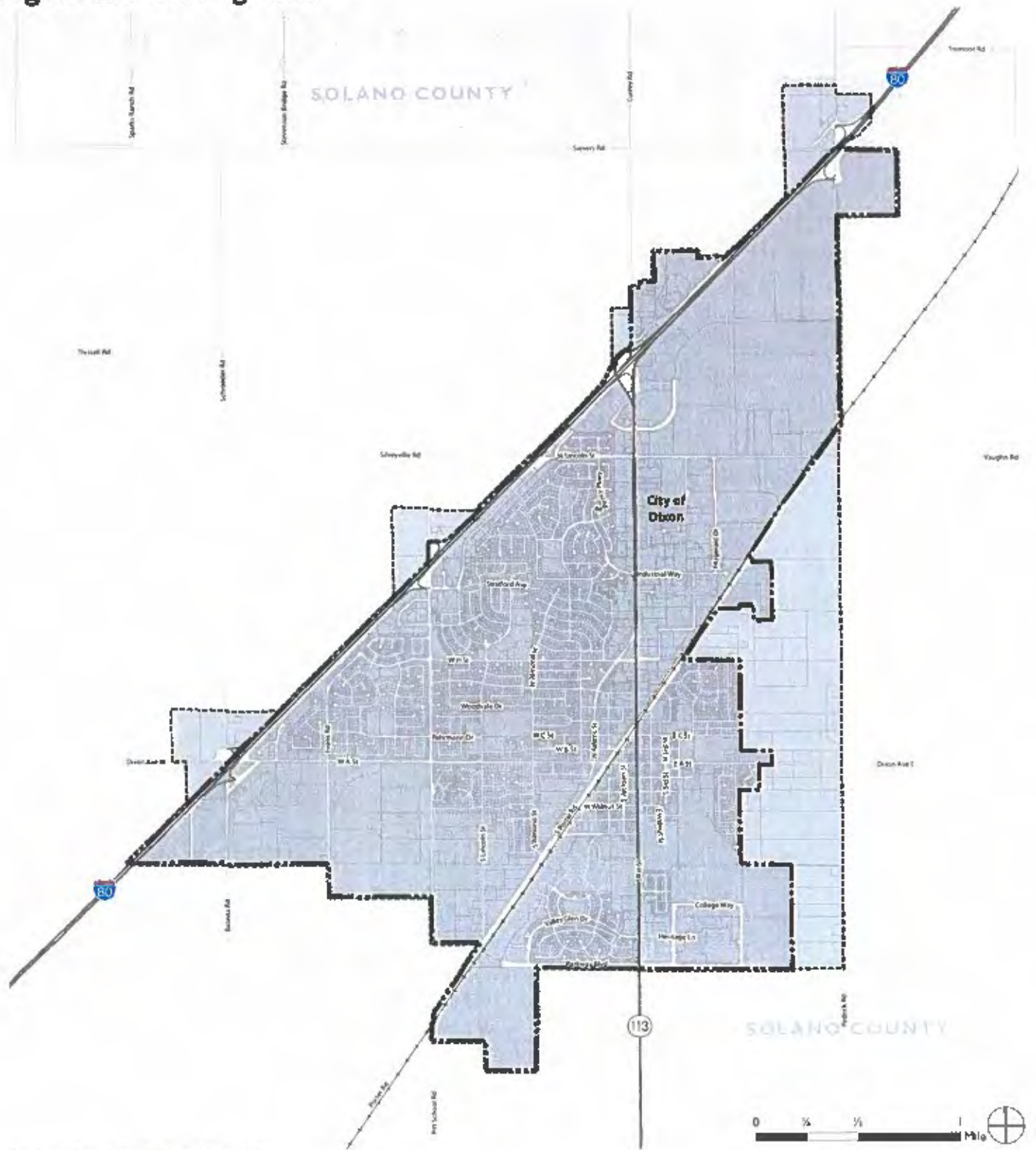
**Figure 1: Regional Context**






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 & Brien, 2019

-  Railroad
-  Dixon City Limit
-  Sphere of Influence



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

Print

Print Over

Save

RECEIPT NUMBER:  
 48 — 05/20/2021 — 068  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2018112035

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Dixon	LEAD AGENCY EMAIL	DATE 05/20/2021
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 052021-068	

PROJECT TITLE

Dixon General Plan Update

PROJECT APPLICANT NAME City of Dixon	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 678-7000 ext 1114
PROJECT APPLICANT ADDRESS 600 East A Street	CITY Dixon	STATE CA
		ZIP CODE 95620

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |          |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                                       | \$3,445.25 | \$ | 3,445.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,480.25 | \$ | 0.00     |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,171.25 | \$ | 0.00     |
| <br>  |            |    |          |
| <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  |            | \$ | 0.00     |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ 3,495.25

SIGNATURE X <i>Tammi Ackerman</i>	AGENCY OF FILING PRINTED NAME AND TITLE Tammi Ackerman, Deputy
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Check Number: 76291  
 Receipt Number: 1066296

**Official Departmental Receipt - County of Solano** 1066296

FAIRFIELD, CALIF., 05/20/2021

RECEIVED FROM City of Dixon \$ 3,495.25

Three Thousand Four Hundred Ninety Five and 25/100 DOLLARS

IN PAYMENT OF Notice of Determination - EIR + Admin Fee

FCW# 48-052021-068

Doc# 052021-068 CK# 76291

GAO/BOS DEPARTMENT

ORIGINAL

BY Jammi Ackerman, Deputy