

Notice of Completion & Environmental Document Transmittal

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SCH #2018112035

Project Title: Dixon General Plan Update

Lead Agency: City of Dixon

Contact Person: George Osner

Mailing Address: 600 East A Street

Phone: (707) 678-7000 ext 1114

City: Dixon

Zip: 95620

County: Solano

Project Location: County: Solano

City/Nearest Community: Dixon

Cross Streets: Various

Zip Code: Various

Longitude/Latitude (degrees, minutes and seconds): 38.44° 52 ' 33 " N / -121.° 57 ' 82 " W Total Acres: 5,522

Assessor's Parcel No.: Citywide

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 113, I-80

Waterways: Various

Airports:

Railways: Union Pacific Railroad Schools: Various

Document Type:

CEQA: ☐ NOP ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Mit Neg Dec Other: ☐ NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☒ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units Acres ☐ Transportation: Type ☐ Mining: Mineral
☒ Office: Sq.ft. Acres Employees ☐ Power: Type MW
☒ Commercial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☒ Industrial: Sq.ft. Acres Employees ☐ Hazardous Waste: Type
☐ Educational: ☐ Other:
☒ Recreational: ☐ Water Facilities: Type MGD

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Various

Project Description: (please use a separate page if necessary)

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. The objectives established for the General Plan Update include: preserving/ enhancing Dixon's small-town character; fostering economic development; ensuring a sustainable rate of growth and efficient delivery of public services; promoting high-quality development; preserving and protecting surrounding agricultural and open space lands; and encouraging careful stewardship of water, energy, and other environmental resources. See attached Project Description for additional detail.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 8, 2020 Ending Date August 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dyett & Bhatia</u>	Applicant: <u>City of Dixon</u>
Address: <u>1330 Broadway, Suite 604</u>	Address: <u>600 East A Street</u>
City/State/Zip: <u>Oakland, CA, 94612</u>	City/State/Zip: <u>Dixon, CA 95620</u>
Contact: <u>Andrew Hill</u>	Phone: <u>(707) 678-7000 ext 1114</u>
Phone: <u>(415)956-4300</u>	

Signature of Lead Agency Representative:  Date: July 1, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOC Attachment 1: 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.

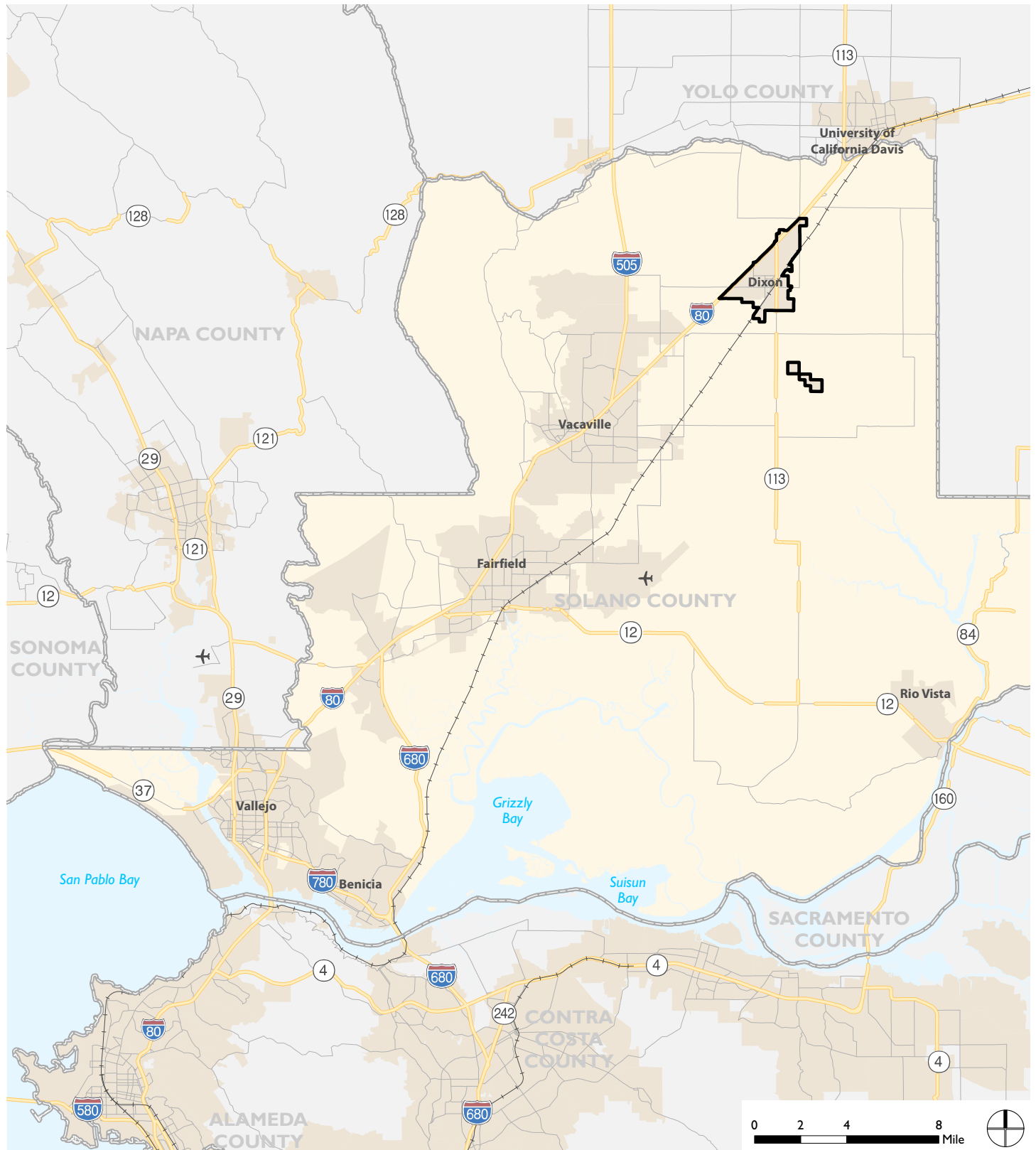
PLANNING AREA

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.

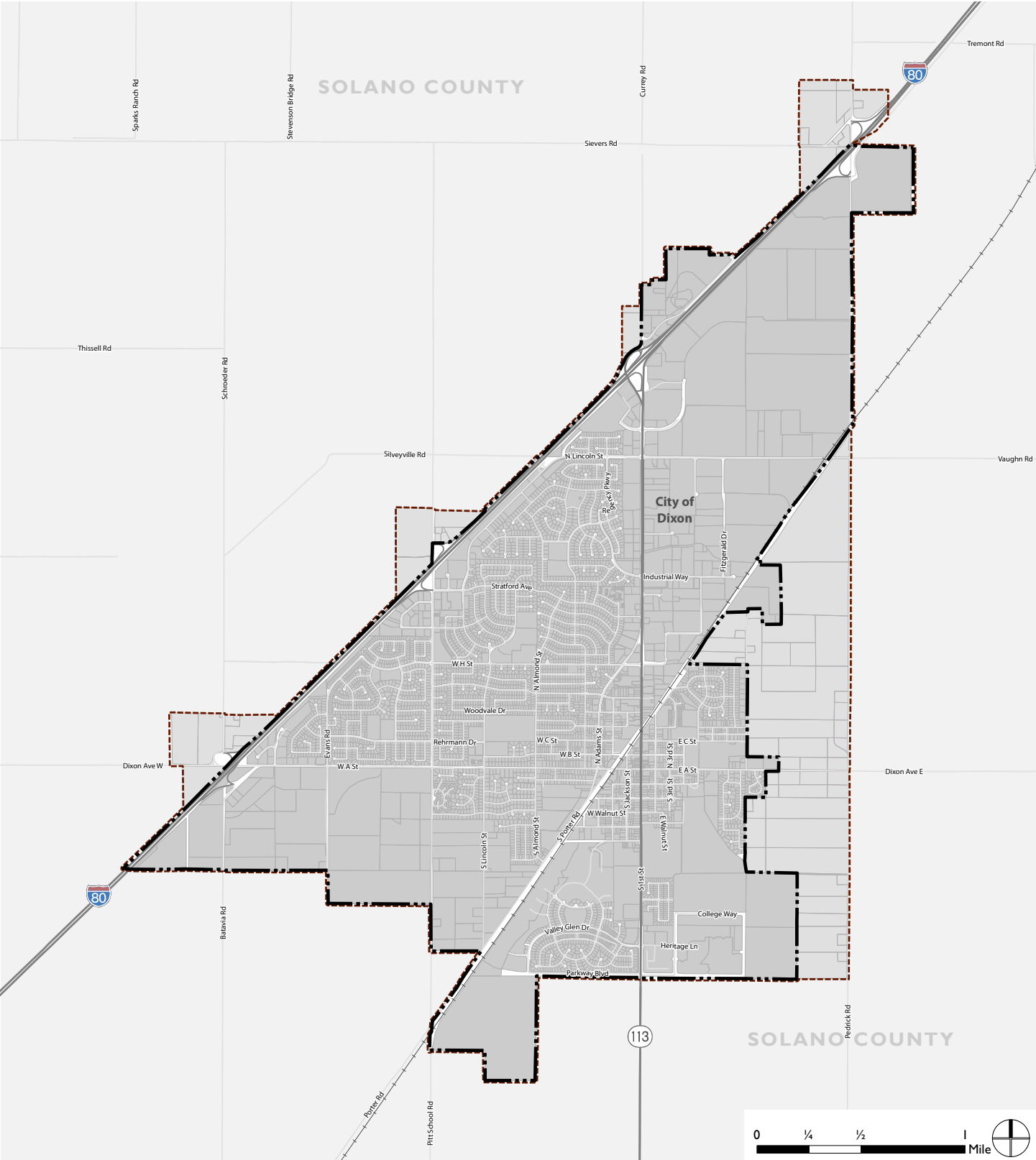
Figure I: Regional Context



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

PROPOSED DIXON GENERAL PLAN UPDATE

The project analyzed in this Draft Environmental Impact Report (EIR) is the City of Dixon General Plan Update (Proposed Plan). The Proposed Plan is an update to the Dixon General Plan that incorporates changes to the policy framework and land use designations intended to guide development and conservation through 2040 and to comply with new State laws that have come into force since the plan was last updated, including requirements for addressing geologic hazards, flooding, and wildland and urban fires, and environmental justice. Additionally, the Proposed Plan will include policies and implementing actions designed to catalyze job-generating development in the Northeast Quadrant Specific Plan Area and to support residential development in the Southwest Dixon Specific Plan Area, locations within the City limit that have previously been the focus of comprehensive long-range planning efforts.

DRAFT EIR

The Draft EIR for the General Plan Update identifies the potential for significant effects in the following impact areas: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural, Historic, and Tribal Resources; Energy, Climate Change, and Greenhouse Gas Emissions; Geology, Soils, and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use, Population, and Housing; Noise; Public Facilities and Recreation; Traffic and Transportation; and Utilities and Service Systems. As described in the DEIR although many of these impacts can be fully mitigated, some cannot and they would remain significant including Agricultural Resources impact 3.2-1, Air Quality impacts 3.3-2 and 3.3-3; Energy, Greenhouse Gases, and Climate Change impacts 3.6-1 and 3.5-2; and Traffic and Transportation impact 3.13-1.

The EIR also evaluates potential cumulative and growth-inducing effects of the proposed General Plan Update. The CEQA-required No Project Alternative evaluates the impacts resulting from continued implementation of existing plans, policies, and regulations that govern the planning area. The EIR also discusses three alternatives that would avoid or lessen significant environmental impacts related to the Proposed Plan, including a Transit Oriented Development Alternative, a Compact Growth Alternative, and a Balanced Jobs-Housing Ratio Alternative. However, the EIR concludes that these alternatives are infeasible given that none would substantially reduce transportation-related impacts; therefore, only the No Project Alternative is evaluated in detail in the EIR.

PUBLIC COMMENT

This Draft EIR will be available for public comment from July 8, 2020 to August 24, 2020. Comments can be submitted in writing or via email to:

George Osner, Contract Planner

gosner@cityofdixon.us

(707) 678-7000 ext 1114

City of Dixon, Community Development Department

600 East A Street

Dixon, CA 95620

All comments received or postmarked by August 17, 2020 will be accepted. Notice for public meetings will be provided separately.

DOCUMENT AVAILABILITY

Copies of the Draft EIR and the associated General Plan are now available for public review online at the project website: <https://www.cityofdixon.us/438/General-Plan-Update>, or in printed form at the Planning Division located at 600 East A St., Dixon.