




## Planning Commission Staff Report

**Date:** March 8, 2021

**TO:** Chair Quinn and Planning Commissioners

**FROM:** Raffi Boloyan, Community Development Director 

**SUBJECT:** **Addition Correspondence for March 9, 2021 Planning Commission Adoption Hearing of Dixon General Plan 2040 and Associated Final Environmental Impact Report (FEIR)**

Attached are one additional letter and one email submitted after the last distribution of public comments in the Friday 3/5 Supplemental Staff Report

### ATTACHMENTS

- Letter from Bob Berman, Solano County Orderly Growth Committee, dated 3/5/21
- Email from Gary Erwin, dated 3/8/21

**Fw: Community Center**

George Osner <gosner@cityofdixon.us>

Mon 3/8/2021 11:17 AM

To: Raffi Boloyan <rboloyan@cityofdixon.us>

Cc: Andrew Hill <[REDACTED]>; Brandi Alexander <BAlexander@cityofdixon.us>; Nubia Goldstein <[REDACTED]>; Barbara Brenner <[REDACTED]>

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**From:** Gary Erwin <[REDACTED]>

**Sent:** Monday, March 8, 2021 9:00 AM

**To:** George Osner <gosner@cityofdixon.us>

**Cc:** Joe Craven <[REDACTED]>; Pamela Craven <[REDACTED]>

**Subject:** Community Center

Hello Mr. Osner,

Dixon is in need of a Community Center where music, theater, arts, performances, lectures, workshops can be held and presented.

This should be at the top of the list of community needs. We currently have ample parks and outdoor sports fields and no Community Center.

We should consider a 500 seat proscenium theater, a black box studio/theater with lobbies, shop, green rooms and storage spaces.

The thought of using the (small) 300 seat high school stage for community performance is not a good plan. There is no lobby, no rehearsal space, limited green room space, no storage and alcohol can not be served there.

Thank you for your work with the community.

Gary Erwin  
Stagehand and resident

Sent from my iPhone



March 5, 2021

Mr. George Osner, Contract Planner  
City of Dixon  
600 East Street  
Dixon, CA 95620

Via email

Subject: *Hearing Draft General Plan 2040 and Final EIR*

Dear Mr. Osner:

It is our understanding that the Dixon Planning Commission will hold a public hearing on March 9, 2021 to consider the City of Dixon's *Hearing Draft General Plan 2040 and Final EIR*. The Solano County Orderly Growth Committee (SCOGC) has the following comments in addition to our comments dated August 24, 2020 regarding the adequacy of the Draft EIR. We request that all these comments be made a part of the City's public record regarding the General Plan.

Our comments are as follows:

**Priority Conservation Areas**

The Priority Conservation Area (PCA) program was initiated in 2007 by the Association of Bay Area Governments (ABAG) to identify Bay Area open spaces that: 1) provide regionally significant agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions; 2) are in urgent need of protection due to pressure from urban development or other factors; and 3) supported by local consensus.

The original PCAs in Solano County were approved in 2008.

In 2019 the Solano County Board of Supervisors recommended approval of one revised PCA and at least two new ones – including the Dixon Agricultural Service Area. The ABAG Executive Committee approved these requests in February 2020.

It is our recommendation that the Dixon Agricultural Service Area PCA be incorporated into the City's *General Plan 2040* and be shown on the document's relevant figures. At a minimum we recommend that the PCA be shown on:

Figure 1-2 - Planning Area Boundaries  
Figure NE-1 - Open Space and Agricultural Land  
Figure LCC-4 - Land Use Designations

The approximate boundaries of the Dixon Agricultural Service Area PCA are shown below:



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It is recommended that the Solano County Department of Resource Management be contacted for the precise boundaries of the PCA.

#### **Establishment of an Urban Growth Boundary**

Our EIR comment letter discussed the possibility of a City sponsored voter approved Urban Growth Boundary (UGB).

George Osner  
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UGBs can be used to separate urban land from surrounding agricultural land or other lands. The purpose of the boundaries is to contain urban growth for the period of time specified by the voter approved measure. The land within the boundaries—the urban growth area—is generally designated for a combination of purposes: provision of services, compact urban form, siting of future development, or protection of resource lands and environmentally sensitive areas. The cities of Benicia and Vacaville have such voter approved lines. The city of Fairfield’s voter approved UGB expired at the end of 2020.

A Dixon UGB would support the City’s commitment to focus growth and prevent urban sprawl. It would recognize the City’s limited ability to extend services (i.e., sewer, water, police, etc.) and its desire to protect agricultural and ecologically sensitive land.

We recommend that the City pursue putting on the ballot for voter approval a Dixon UGB. The exact location for the UGB should be determined through a city sponsored public review process. We recommend that consideration be given to a UGB that is conterminous with the City’s current Sphere of Influence boundary. Based on the *Draft General Plan 2040* a UGB conterminous with the City’ Sphere of Influence would give the city adequate land for growth for the next 19 years (or until 2040).

#### **Agricultural Mitigation Measures**

Mitigation measure AG-1 sets forth the requirement for mitigating the impacts of the loss of agricultural land. Although as stated in the Final EIR, even with this mitigation measure, the loss of agricultural land would be a significant and unavoidable impact.

As we stated in our EIR comment letter we believe that mitigation measure AG-1 is inadequate and should be revised as follows:

1. Require that mitigation lands be preserved at a ratio of two acres protected for every one acre lost to development.
2. Require that the acquired or preserved lands be within the Planning Area, not up to ten miles away.

Yours truly,

Bob Berman  
Solano County Orderly Growth Committee  
[REDACTED]