TABLE 2-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact		Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
		Phase 1	Phase 2		Phase 1	Phase 2
4.1 Aesthetics						
4.1-1	**The Proposed Project could substantially, adversely alter the visual character of the project site and could be visually incompatible with the surrounding land uses.**	LS	LS	None required.	LS	LS
4.1-2	**The Proposed Project could create a substantial new source of light or glare, which would adversely affect the surrounding area.**	PS	PS	4.1-2 (Phases 1 and 2) Implement mitigation measures VR-A, VR-B, VR-C, and VR-D from the NQSP EIR: VR-A Bare metallic surfaces such as pipes, vents, gutters, and flashings shall be painted or concealed from view in a manner harmonious to the structure. All flashing and sheet metal must be treated to match the adjacent materials. VR-B Primary roofing materials shall be non-reflective. VR-C Monolithic glass structure shall not be allowed unless used as a portion of a building to highlight an entry. VR-D Building mass colors shall be of varied hues that minimize glare with bright colors limited to use around doors, trims, awnings and other pedestrian-oriented features.	LS	LS
4.1-3	**The Proposed Project could create a substantial new source of light, which would contribute to sky glow in the surrounding area.**	LS	LS	None required.	LS	LS
4.1-4	**The Proposed Project, in combination with other cumulative development, could substantially, adversely alter the visual character of the project site and could be visually incompatible with the surrounding land uses.**	LS	LS	None required.	LS	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
4.1-5 The Proposed Project, in combination with other development, could create a substantial new source of light or glare, which could create an adverse effect for users of the surrounding area.	LS	LS	None required.	LS	LS
4.2 Air Quality					
4.2-1 Construction activities associated with the Proposed Project would generate emissions of criteria pollutants.	S	S	4.2-1(a) (Phase 1) Implement Mitigation Measures AQ-A through AQ-G from the NQSP EIR: AQ-A The project construction site shall be watered at least two times per day. Emphasis shall be placed on the watering of unpaved roadways during periods of high vehicle movement. AQ-C Where feasible, all inactive portions of the project construction site shall be seeded and watered until vegetation is grown. AQ-D All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Yolo-Solano Air Quality Management District (YSAQMD). AQ-E Soils shall not be exposed nor grading occur during periods where wind speeds are greater than 20- mph averaged over one hour. AQ-F Vehicle speed shall not exceed a maximum of 15 mph on all unpaved roads. AQ-G All roadways, driveways, and sidewalks shall be paved as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. The following mitigation measure from the NQSP EIR, including the	SU	SU

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			proposed revision, would ensure trucks traveling off-site would be covered when transferring soil to minimize dust impacts. AQ-B Tarpaulins or other effective covers shall be used on haul trucks when transferring earth materials off-site. 4.2-1(b) (Phases 1 and 2) Implement Mitigation Measures AQ-H through AQ-K from the NQSP EIR: AQ-H Proper maintenance of equipment and engines shall be maintained at all times. AQ-I Vehicle idling shall be kept to an absolute minimum. As a general rule idling shall be kept below 10 minutes. AQ-K Construction activities should utilize new technologies to control ozone precursor emissions as they become available and feasible. The following mitigation measure from the NQSP EIR is proposed to be deleted because it is no longer applicable: ~~AQ-J During smog season (April through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time.~~ 4.2-1(c) (Phase 1) The following measure shall be implemented to reduce emissions of particulate matter (PM_{10}) from construction activities: • Cover all stock piles with tarps. 4.2-1(d) (Phases 1 and 2) The following measure shall be implemented to reduce		

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	Phase 1	Phase 2		Phase 1	Phase 2
			emissions of nitrogen oxides (NO_x) during construction: • All diesel powered construction equipment shall use a lean-NO_x catalyst, where feasible.		
4.2-2 Operation of the Phase 1 combined with construction of Phase 2, and operation of Phases 1 and 2 combined would generate emissions of reactive organic gases and nitrogen oxides.	S	S	4.2-2(a) (Phases 1 and 2) Implement Mitigation Measures AQ-M through AQ-U from the NQSP EIR: AQ-M Convenient access, such as shuttle services, to public transit systems shall be provided to encourage shoppers, employees and visitors to use mass transit, thereby reducing vehicle emissions. AQ-N Information shall be provided at various locations within the project site about carpool, vanpool, or transit use facilities. Incentives, such as parking stalls for carpool and vanpool vehicles shall also be exercised. AQ-R Parking lots, drive-through facilities, and egress/ingress areas shall be designed to reduce vehicle idling. Slow-moving or idling vehicles produce more emissions. AQ-S Secure, convenient indoor or outdoor bike storage racks shall be provided at commercial centers, office buildings, and other places of employment. The following mitigation measure from the NQSP EIR, including the proposed revision, would ensure adequate steps are taken to reduce PM_{10} emissions. AQ-U PM_{10} emissions shall be reduced by curtailing fugitive dust through effective landscaping, and paving all <u>permanent</u> vehicle roads and parking lots. <u>Temporary or non-paved parking lots shall use alternate parking methods approved by the City.</u>	SU	SU

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	Phase 1	Phase 2		Phase 1	Phase 2
			4.2-2(b) (Phases 1 and 2) The following mitigation measures shall be implemented by the project applicant in combination with Phase 2 development. • Provide secure bicycle parking on site. • The applicant shall construct a transit shelter with one or more benches within ½ mile of the Proposed Project. • The applicant shall provide for a bus turnout at the location of the transit shelter.		
4.2-3 The Proposed Project would generate increased traffic volumes that could increase concentrations of carbon monoxide at local intersections.	LS	LS	None required.	LS	LS
4.2-4 Operation of the Proposed Project could create odors associated with the horseracing venue that may affect nearby receptors.	LS	LS	None required.	LS	LS
4.2-5 The Proposed Project could expose sensitive receptors in close proximity to the project site to toxic air contaminants.	LS	LS	Although not required, the following mitigation measure would help to reduce the creation of toxic air contaminants. 4.2-5 (Phases 1 and 2) The project applicant shall require in all construction contracts that diesel trucks shall not be allowed to idle for more than five minutes.	LS	LS
4.2-6 Combined Phase 1 operation and Phase 2 construction and operation, in combination with other existing and future development within the Sacramento Valley Air Basin could generate emission of reactive organic gases and nitrogen oxides contributing to a cumulative impact.	S	S	4.2-6 (Phases 1 and 2) Implement Mitigation Measures 4.2-2(a) and (b).	SU	SU

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Impact		Level of Significance Prior to Mitigation		Mitigation Measure(s)		Level of Significance After Mitigation	
		Phase 1	Phase 2			Phase 1	Phase 2
4.2-7	**Construction activities associated with of the Proposed Project, in combination with other existing and future development, could generate emissions of PM_{10} contributing to a significant impact.**	S	S	4.2-7	(Phases 1 and 2) Implement Mitigation Measures 4.2-1(a) and 4.2-1(b).	SU	SU
	4.3 Biological Resources						
4.3-1	**Construction of the Proposed Project could result in the loss of foraging habitat for Swainson's hawk and other raptors (birds-of-prey).**	S	S	4.3-1	(Phases 1 and 2) The project applicant shall preserve an equal amount of suitable raptor foraging habitat based upon Phase 1 project impacts (at a 1:1 ratio). To the extent possible, mitigation lands that provide suitable habitat to mitigate impacts to multiple species could be considered as well as land that includes Prime Farmland to also comply with Mitigation Measure 4.7-1. Suitable foraging habitat includes alfalfa or other low growing row crops. Preservation may occur through either: 1) Payment of a mitigation fee to an established mitigation bank, or similar habitat development and management company, or the City of Dixon through a negotiated agreement between the City and the project applicant. The monies will be held in a trust fund, and used to purchase mitigation credits to offset the loss of suitable foraging habitat for Swainson's hawk, and other raptors. The credits would become incorporated into the mitigation bank, owned and operated by the habitat development and management company, and protected in perpetuity (consistent with California Department of Fish and Game (CDFG) guidelines); or 2) Purchase of conservation easements or fee title of lands with suitable foraging habitat (consistent with	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
			CDFG guidelines). If mitigation lands (or a conservation easement covering the same) have not been acquired by the time of the first building permit, the City shall hold the project applicant's contribution in a separate, interest-bearing account until the appropriate lands are identified through the consultation with CDFG and City and acquired by the City or preserved through other methods such as a suitable mitigation bank. This amount may also be paid by the City into the Solano County Habitat Conservation Plan (HCP) effort if and when it becomes approved.		
4.3-2 Construction of the Proposed Project (grading and vegetation clearing) could result in the loss of nesting birds that are protected by the California Department of Fish and Game or the Migratory Bird Treaty Act.	PS	PS	4.3-2 (a) (Phases 1 and 2) The project applicant, in consultation with the City of Dixon and CDFG, shall conduct a pre-construction breeding-season survey (approximately March 15 through August 30) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified biologist to determine if any protected or listed birds are nesting on or within 0.5 miles of the project site.	LS	LS

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			If phased construction procedures are planned for the Proposed Project, the results of the above survey shall be valid only for the season when it is conducted. A report shall be submitted to the City of Dixon, following the completion of the bird nesting survey that includes, at a minimum, the following information: • A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted. • A map showing the location(s) of any bird nests observed on the project site. If the above survey does not identify any protected or listed nesting bird species on the project site, no further mitigation would be required. However, should any active protected or listed bird nests be located on the project site, the following mitigation measure shall be implemented. 4.3-2 (b) (Phases 1 and 2) The project applicant shall conduct pre-construction surveys for protected or listed nesting birds and implement protective measures if identified. The removal of vegetation in which nesting is occurring shall be avoided during the March 15 through August 30 bird nesting period to the extent possible. If no vegetation removal is proposed during the nesting period, no surveys shall be required. If it is not feasible to avoid the nesting period, a survey for protected or listed nesting birds shall be conducted by a qualified biologist no		

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			sooner than 21 days prior to the start of removal of vegetation, grading, or other construction activity. Survey results shall be valid for 21 days following the survey; therefore, if vegetation removal or grading is not started within 21 days of the survey, another survey shall be required. The area surveyed shall include all construction sites, access roads, and staging areas, as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise to be determined by the biologist. In the event that an active nest is discovered in areas to be cleared, or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed until a biologist has determined that the young have fledged (left the nest) or the nest is vacated and there is no evidence of a second nesting attempts. If construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with the City and CDFG. The buffer zone shall be delineated by highly visible temporary construction fencing.		
4.3-3 Development of the Proposed Project would fill irrigation ditches that could be wetlands under State or federal jurisdiction.	S	S	4.3-3 (Phases 1 and 2) 1) A formal wetland delineation shall be conducted and submitted to the U.S. Army Corps of Engineers to determine federal jurisdiction of the major east/west drainage ditch. 2) If the ditch is determined to be under the regulatory authority of the U.S. Army Corps of Engineers federal jurisdictional, then the project applicant shall prepare a California Water Act (CWA) Section 404 permit, which would include compensation for the loss of habitat at a 1:1 ratio. Compensating for this loss on site is preferable	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
			and could be possible in the construction of the storm water conveyance/detention basin. 3) If any of the other agricultural ditches on the site are not under federal jurisdiction, the project applicant shall consult with the Central Valley Regional Water Quality Control Board (RWQCB) for a permit to fill a water of the state. If the total acreage of the ditches is less than 0.2 acres, then the project applicant can apply under the State's Isolated Waters Waste Discharge Requirements (WDRs) (Water Quality Order No. 2004-0004-DWQ). If the total acreage is greater than 0.2 acres, then the project applicant shall apply for an individual waste discharge requirement (WDR) by filing a Report of Waste Discharge (Form 200). The project applicant shall comply with any measures required by the Central Valley RWQCB as conditions of their permit. The loss of the ditches will be compensated at a 1:1 ratio.		
4.3-4 Cumulative development within the Solano, Yolo, and San Joaquin County portion of the Central Valley, including the Proposed Project, would contribute to the cumulative loss of foraging habitat for Swainson's hawk and other raptors.	S	S	4.3-4(a) (Phases 1 and 2) Implement Mitigation Measure 4.3-1. 4.3-4(b) (Phases 1 and 2) Implement Mitigation Measures B-D or B-E from the NQSP EIR: The following mitigation measure from the NQSP EIR, including the proposed revision would ensure adequate mitigation is provided to offset impacts to less of foraging habitat. B-D A breeding season survey shall be conducted between April and July in order to: • Determine if the species nests on the project site.	LS	LS

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			• Develop appropriate mitigation measures, subject to City approval, which may include a 1:1 replacement ratio of impacted foraging habitat. This replacement habitat should include alfalfa and row crops such as tomatoes, oats, wheat, barley and sugar beets or other similar preferred foraging crop. The acquisition of foraging habitat does not include restoration, enhancement, or modification of acquired lands. OR B-E Future development shall participate in a county-wide Habitat Management Plan.		
4.3-5 Cumulative development within the City of Dixon, including the Proposed Project, could contribute to the cumulative loss of jurisdictional wetlands or waters of the State.	LS	LS	None required.	LS	LS
4.3-6 Cumulative development within the City of Dixon, including the Proposed Project, could adversely contribute to the cumulative loss of non-sensitive nesting birds that are protected by the California Department of Fish and Game or the Migratory Bird Treaty Act.	LS	LS	None required.	LS	LS
4.4 Cultural Resources					
4.4-1 The Proposed Project could disturb or destroy any unidentified subsurface archaeological resources during construction.	PS	PS	4.4-1(a) (Phases 1 and 2) In the event that any prehistoric or historic subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortar are discovered during construction-related earth-moving activities, all work within 100 feet of the resources shall be halted and the City shall be notified. The City shall consult with a qualified archeologist to assess the significance of the find. If the find is determined to	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
			be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or a unique archaeological resource), then representatives of the City and the qualified archaeologist shall meet to determine the appropriate course of action, with the City making the final decision. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist/paleontologist according to current professional standards. 4.4-1(b) (Phases 1and 2) If a Native American site is discovered, then the evaluation process shall include the following steps. When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identified and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.		

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			If human remains are discovered at any project construction sites during any phase of construction, work within 50 feet of the remains shall be suspended immediately, and the City of Dixon Community Development Department and the county coroner shall be immediately notified. If the remains are determined by the county coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The City or the project proponent shall also retain a professional archaeologist with Native American burial experience who shall conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC who responds in a timely manner (i.e., within 24 hours after being notified by NAHC). As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant including the excavation and removal of the human remains. The City will be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The City or the project proponent shall implement approved mitigation before the resumption of activities at the site where the remains were discovered.		
4.4-2 The Proposed Project, in combination with surrounding development, could disturb or destroy unidentified subsurface archeological resources during construction pursuant to Section 15064.5 of the CEQA Guidelines.	PS	PS	4.4-2 (Phases 1 and 2) Implement Mitigation Measure 4.4-1 (a) and (b).	LS	LS
4.5 Hazardous Materials and Public Safety					

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	Phase 1	Phase 2		Phase 1	Phase 2
4.5-1 The Proposed Project would involve the use of products containing hazardous materials during construction and operation, which could increase the risk of accidental release of chemicals that could affect people or the environment.	LS	LS	None required.	LS	LS
4.5-2 The Proposed Project could result in the exposure of people and the environment to potential disease hazards associated with horse wastes and bedding materials and vectors.	LS	LS	None required.	LS	LS
4.5-3 Construction and occupancy of the Proposed Project could create a health hazard to people and the environment due to soil contamination.	PS	PS	4.5-3(a) (Phases 1 and 2) Prior to issuance of a grading permit, contaminated soil at the former 10,000-gallon diesel above-ground storage tank (AST) location shall be removed and disposed off at an off-site disposal facility permitted to accept such waste. Confirmatory soil sampling shall be performed after soil removal to verify and document no contaminated soil remains on-site. Results of soil testing shall be submitted to the Solano County Environmental Health Department. Site development at that location shall not occur until a closure letter for the soil contamination has been obtained from the Solano County Environmental Health Department. After contaminated soil removal, a groundwater detection monitoring program shall be implemented to demonstrate to the satisfaction of the Solano County Environmental Health Department that groundwater quality has not been adversely affected by past diesel releases from the AST and the source of diesel contamination has been effectively removed. There shall be a minimum of three groundwater monitoring wells,	LS	LS

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			and the duration of the quarterly monitoring program shall be a minimum of one year. Quarterly monitoring shall continue until the Solano County Environmental Management Department determines testing is no longer required and/or issues a site closure letter. If the Solano County Environmental Management Department determines in-situ groundwater remediation is required, the developer or successors in interest shall work with County staff to determine agreed-upon cleanup levels and implement a cleanup program. The locations of all groundwater monitoring wells on-site (and off-site, if necessary) shall be noted on preliminary grading maps, design plans, and/or as-builts, depending on the timing of installation relative to site improvements. Facility operations and maintenance manuals shall include procedures to protect the integrity of the groundwater monitoring network.		

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	Phase 1	Phase 2		Phase 1	Phase 2
			4.5-3(b) (Phases 1 and 2) Prior to issuance of a grading permit, metals results for the four metals exceeding designated waste levels at the former landfill shall be evaluated by a qualified professional as described in the Phase II Environmental Site Assessment (ESA) for the Mistler property (Conestoga-Rovers and Associates, March 17, 2005). Prior to the first grading activity at that location, if it is determined levels could present a human health risk during construction (e.g., fugitive dust containing elevated metals levels or soil re-use elsewhere on-site), soils shall be removed and disposed of at an off-site location permitted to accept such waste, or remediated to levels where there would be no adverse health risk. Prior to grading, the results of any testing and cleanup actions shall be submitted to the Solano County Department of Environmental Management to obtain regulatory closure, if such reporting is required under federal, State, or local laws and regulations. 4.5-3(c) (Phases 1 and 2) Construction contract solicitations and specifications shall summarize the results of the 2001 Phase I ESAs, 2005 Phase II ESA, and any subsequent reports to inform construction workers of the potential for encountering previously unidentified contamination. Contract specifications and site development plans (e.g., grading plans) shall include wording that during site preparation and construction activities, if evidence of hazardous materials contamination is observed or suspected (i.e., stained or odorous soil, or oily or discolored water) beyond that identified in the Phase I and Phase II		

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	Phase 1	Phase 2		Phase 1	Phase 2
			ESAs, construction activities shall cease and an environmental professional shall assess the situation. The environmental professional shall determine whether additional investigation is needed and specify control measures for the affected site to reduce the potential for exposing construction personnel to hazards. If the investigator determines soil samples should be collected, results of the investigation and a plan to manage the hazard to minimize risks to construction personnel shall be submitted to the Solano County Environmental Management Department if the release is subject to reporting.		
4.5-4 Large events at the project site would result in a substantial concentration of people immediately before, during, and after events, which could affect emergency response and/or evacuation conditions.	PS	PS	4.5-4(a) (Phases 1 and 2) Prior to issuance of building permits, the project applicant shall prepare a Master Fire, Safety and Security Plan in coordination with the City of Dixon. The plan shall be reviewed and approved by the City of Dixon Fire Department and Police Department. The plan shall be prepared by a qualified consultant with experience in race track emergency preparedness and response planning. The plan shall address individually and collectively each type of event that could occur in project facilities and credible accident scenarios. In addition to identifying facility design features that meet all applicable code requirements, the plan shall also include event emergency response and evacuation planning for event attendees, racetrack personnel, and horses and off-site traffic and pedestrian congestion management. The emergency equipment and operations component of the plan shall, at a minimum, address the following issues: fire protection/ suppression systems; procedures for emergency response and warning systems; documentation (as a condition of project approval) that adequate trained staff resources and equipment can be made available (including veterinarians) through mutual	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
			aid agreements, if necessary; and emergency access routes for any necessary additional equipment and/or personnel to the project site. The event emergency (evacuation) element shall be developed for use in the event of an emergency situation that necessitated partial or complete evacuation of the facility, including the horse stalls. Such emergencies could include, but would not be limited to, fires, earthquake, explosions, flooding, security incidents, hazardous materials release on I-80 or Union Pacific Railroad (UPRR) adjacent to the site, or other incidents of a similar nature. The plan shall identify evacuation routes and routes to nearby medical facilities and horse boarding facilities/veterinary care and contingency measures to deal with anticipated traffic and/or pedestrian congestion, including movement of large horse trailers. This component of the plan, which shall be completed to the satisfaction of the City of Dixon Fire Department, shall be incorporated into facility employees' operations and procedure manuals and updated regularly. The plan shall be coordinated by trained supervisory personnel and shall be integrated with the City's emergency response plan. The consultant shall ensure event and/or facility administrators are trained in the elements of the Master Fire, Safety and Security Plan and methods required to maintain and execute response actions at events. 4.5-4(b) (Phases 1 and 2) In conjunction with the above and as part of the project's traffic congestion mitigation that addresses traffic control before and after large events (see Mitigation Measure 4.10-5), separate emergency response protocols and/or access routes, designated solely for emergency vehicles to respond on-site		

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		Phase 1	Phase 2		Phase 1	Phase 2
				and off-site during peak periods of event-generated on- and off-site traffic congestion, shall be established and incorporated into City emergency response planning.		
4.5-5	**Cumulative development, including the Proposed Project, could expose people and the environment to hazards and hazardous materials through reasonable foreseeable upset and accident conditions.**	LS	LS	None required.	LS	LS
4.5-6	**Cumulative development, including the Proposed Project, could expose people to hazards associated with soil or groundwater contamination.**	LS	LS	None required.	LS	LS
4.5-7	**Cumulative development, including the Proposed Project, could overwhelm emergency response services or affect evacuation routes under a worst-case, simultaneous events scenario.**	PS	PS	4.5-7 (Phases 1 and 2) Implement Mitigation Measure 4.5-4(a) (Master Fire, Safety, and Security Plan).	LS	LS
	4.6 Hydrology and Water Quality					
4.6-1	**Implementation of the Proposed Project would change local drainage patterns and could contribute to exceedance of existing or planned drainage systems.**	LS	LS	None required.	LS	LS
4.6-2	**Development of the Proposed Project would alter drainage patterns and hydrology that could contribute to on- or off-site flooding.**	PS	PS	4.6-2 (Phases 1 and 2) The project applicant must prepare a grading plan, including the flood berm and storm drain from the southern properties, and submit it to the City of Dixon for review and approval. Prior to issuance of a grading permit, a precise grading plan, detention basin/cistern plan, pervious pavement designs, and final hydrologic/hydraulic analysis shall be submitted to the City of Dixon for review and approval. Detailed design of the Proposed Project storm drain system shall be consistent with	LS	LS

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TABLE 2-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			the recommendations of the final hydrologic and hydraulic analysis, shall conform to the requirements of the City of Dixon, and shall ensure that the post-construction runoff volume and peak flows from the Proposed Project site do not exceed the existing runoff volume and peak flow. The updated grading plan and supporting calculations shall allow assessment of mitigation sufficiency.		
4.6-3 Development of the Proposed Project would place structures and possibly fill material within a flood area that could impede or restrict flow or otherwise contribute to off-site flooding.	LS	LS	None required.	LS	LS
4.6-4 Development of the Proposed Project could result in erosion and siltation during the construction phases.	PS	PS	4.6-4(a) (Phases 1 and 2) Implement Mitigation Measure WQ-C from the NQSP EIR: Prior to commencement of on-site grading, the project sponsor shall develop a surface water quality control plan, to be implemented and approved by the City of Dixon. The plan shall include, but not necessarily be limited to reducing runoff containment concentration by: • installing sediment and grease traps at all catch basins or within storm drain lines; • properly maintaining sediment and grease traps, with responsibility for maintenance assigned to site operations to be established by the project sponsors prior to completion of construction of the first phase of development; • incorporating infiltration facilities (porous pavement or grass swales) within the project to reduce peak flow of runoff;	LS	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			• reducing source pollution causes through practices such as minimal use of fertilizer, pesticides and herbicides, proper application of water for landscape irrigation, keeping roadways and parking lots free of litter and sediments, proper methods and locations for disposal of automobile hazardous wastes; and • maximizing distances between inlets and outlets perhaps using elongated basin shapes. 4.6-4(b) (Phases 1 and 2) Prior to the issuance of a grading permit, the project applicant shall file a Notice of Intent (NOI) with the State of California and obtain coverage under the National Pollution Discharge Elimination System (NPDES) General Construction Permit. This process includes the preparation of a Stormwater Pollution Prevention Plan (SWPPP) incorporating Best Management Practices (BMPs) for construction-related control of the site runoff. This will require construction sediment and erosion control plans in connection with site grading activities. The plan shall be reviewed and approved by the City of Dixon. The SWPPP should also include the following applicable measures:		

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			• Diversion of off-site runoff away from the construction site • Prompt revegetation of proposed landscaped areas • Perimeter sandbagging and straw wattles and/or temporary basins to trap sediment • Regular sprinkling of exposed soils to control dust during construction • Installation of a minor retention basin(s) to alleviate discharge of increased flows • Specifications for construction waste handling and disposal • Erosion control measures maintained throughout the construction period including stabilization of exposed surfaces by prompt revegetation and/or soil erosion mats, mulch, or other soil stabilizers. • Construction of stabilized construction entrances to avoid trucks from imprinting debris on City roadways • Training of subcontractors on general site housekeeping The SWPPP is a "live" document; it shall be updated and modified as necessary, as construction phases are completed or begun, and as storm event inspection dictate the need for additional BMPs. The SWPPP shall be kept on-site and current by the person responsible for its implementation. Periodic inspections by City or State staff shall be made to assure compliance with the SWPPP and proper maintenance of BMPs.		

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			4.6-4(c) (Phases 1 and 2) Implement Mitigation Measure G-A from the NQSP EIR: An erosion control plan shall be prepared prior to construction. This plan shall include standards for permanent erosion control design, requirements for full establishment of vegetation, and emphasize drought-tolerant and climate-adapted vegetation.		
4.6-5 Development of the Proposed Project could result in post-construction erosion and siltation.	LS	LS	None required.	LS	LS
4.6-6 Development of the Proposed Project could contribute additional polluted runoff to downstream receiving waters or otherwise contribute to degradation of water quality.	PS	PS	4.6-6(a) (Phases 1 and 2) Implement Mitigation Measure WQ-C from the NQSP EIR: Prior to commencement of on-site grading, the project applicant shall develop a surface water quality control plan, to be implemented and approved by the City of Dixon. The plan shall include, but not necessarily be limited to reducing runoff containment concentration by: • installing sediment and grease traps at all catch basins or within storm drain lines; • properly maintaining sediment and grease traps, with responsibility for maintenance assigned to site operations to be established by the project sponsors prior to completion of construction of the first phase of development; • incorporating infiltration facilities (porous pavement or grass swales) within the project to reduce peak flow of runoff;	LS	LS

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			• reducing source pollution causes through practices such as minimal use of fertilizer, pesticides and herbicides, proper application of water for landscape irrigation, keeping roadways and parking lots free of litter and sediments, proper methods and locations for disposal of automobile hazardous wastes; and • maximizing distances between inlets and outlets perhaps using elongated basin shapes. 4.6-6(b) (Phases 1 and 2) Prior to the issuance of any grading permit, the project applicant shall submit a Water Quality Plan as required by the City's Storm Water Control Ordinance (based on the Storm Water Management Plan). This Water Quality Plan shall include use of structural and non-structural BMPs for reducing pollutants in discharge waters, to the maximum extent practical. Some potential BMPs for the project location include the following: • Control of impervious area runoff, including installation of detention basins, retention areas, filtering devices, energy dissipaters, pervious drainage systems, and porous pavement alternatives • Implementation of regular sweeping of impervious surfaces, such as streets and driveways; • Use of efficient irrigation practices • Provision of infiltration trenches and basins • Linings for urban runoff conveyance channels • Vegetated swales and strips • Protection of slopes and channels		

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	Phase 1	Phase 2		Phase 1	Phase 2
			• Landscape design, such as xeriscape or other designs, minimizing the use of fertilizers • Minimization of stormwater runoff through site design • Construction of slough walls at toes of slopes for sediment control • Street and parking lot sweeping every two weeks • Minimization of exposed metal surfaces or materials • Chemical management in landscaped areas • Use of porous concrete where practicable • Water quality basins • Provision of covered trash enclosures • Provision of post-construction BMPs, such as approved stormwater filtration devices at the storm drain system in Monarch Drive and Haverstock Road • Provision of proof of obtaining annual maintenance for the proposed basins and BMPs by the developer The City Engineer and Public Works Director shall evaluate the Water Quality Plan (WQP) and determine if it meets the City of Dixon Storm Water Management Plan goals and reduces potential water quality impacts to the maximum extent practicable. Reasonable contaminant of concern (COC) reduction goals or technology standards shall be determined by the City Engineer and the Public Works Director with concurrence from the Central Valley Regional Water Quality Control Board (CVRWQCB). Concurrence by the CVRWQCB will assure that goals will result in less than significant impacts to receiving waters. Design, size, and estimated effectiveness of selected BMPs shall be assessed to determine if BMPs are adequate for reducing impacts to less than significant levels.		

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	Phase 1	Phase 2		Phase 1	Phase 2
			Many BMPs require logistical considerations as well as appropriate design criteria. Additionally, certain BMPs are more suitable for removal of particular pollutants. Consequently, each BMP shall be selected for the targeted pollutant(s), the location it would be treating, and any operational and design constraints. Generally, hydrodynamic separators are not effective at nutrient removal, and many are sufficiently effective at only certain flow velocities. If used, hydrodynamic separators shall be used to treat particulate and hydrocarbon pollutants, unless effectiveness monitoring indicates they are successful at reducing dissolved COCs concentrations to an acceptable level. Table 4.6-9 lists potential BMPs and their removal rates that may be incorporated into the Stormwater Quality Management Plan (SWQMP). Grassy swales must be designed with appropriate slope, length, width, flow residence time, grass cover, peak flow conveyance, side slopes, and other environmental and logistical considerations (e.g., crossing). In order to be effective, they must be appropriately designed and sited. Typically, water quality BMPs are designed to treat first-flush runoff, which will have a lower flow rate and volume than peak flows. Consequently, if grassy swales will be conveying all storm flow, they must be designed to convey peak flows without damage to the water quality treatment functions. To remain effective, BMPs must be periodically maintained and restored. Operations and maintenance practices for assuring continued BMP effectiveness must be included in this Water Quality Plan with detailed standard operating procedures and maintenance schedules. For discharge of wastewater, wastewater monitoring is required under either the Water Discharge Requirement (WDR) or National Pollution Discharge Elimination System (NPDES) permit.		

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Impact		Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
		Phase 1	Phase 2		Phase 1	Phase 2
4.6-7	**Development of the Proposed Project could substantially impede groundwater recharge, diminish groundwater supplies, or contribute to groundwater quality degradation.**	PS	PS	4.6-7 (Phases 1 and 2) Prior to the issuance of any grading permit, the applicant shall either (1) Submit documentation and design specification assuring that the groundwater protection system in Stable Area stalls will prevent groundwater contamination, or (2) Implement and design a groundwater monitoring program to assure that animal waste material is not leaching to groundwater. If waste material would be found to contaminate or still have the potential to contaminate groundwater, soil below the stalls shall be removed and an alternative barrier system installed.	LS	LS
4.6-8	**The Proposed Project, in combination with other development, would exceed existing and planned drainage system capacities.**	LS	LS	None required.	LS	LS
4.6-9	**The Proposed Project, in combination with other development, would contribute sediment and other pollution to downstream receiving waters.**	PS	PS	4.6-9 (Phases 1 and 2) Implement Mitigation Measures 4.6-3 through 4.6-6(a).	LS	LS
4.6-10	**The Proposed Project, in addition to existing and future water demands in the Solano groundwater basin, would increase pumping of groundwater which could degrade local groundwater quality.**	LS	LS	None required.	LS	LS
4.7 Land Use, Planning, and Agricultural Resources						
4.7-1	**Implementation of the Proposed Project could conflict with the City of Dixon General Plan, NQSP, Zoning Ordinance, and other applicable policies that are intended to protect the environment.**	NI	NI	None required.	NI	NI

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		Phase 1	Phase 2		Phase 1	Phase 2
4.7-2	**Development of the Proposed Project would result in the conversion of Prime Farmland to non-agricultural uses.**	S	S	4.7-2 (Phases 1 and 2) The project applicant shall preserve an equal amount of Prime Farmland of equal quality or an equivalent amount subject to City approval, and shall protect the land for agricultural use through long-term land use restrictions, such as agricultural conservation easements. An organization such as the Solano Land Trust shall be used to facilitate the establishment of the conservation easement. This measure shall be implemented prior to grading. If possible, this land shall also be used to provide suitable foraging habitat to comply with Mitigation Measure 4.3-1.	SU	SU
4.7-3	**Development of the Proposed Project could create incompatible uses such that the productivity of adjacent agricultural land is substantially reduced due to nuisances associated with project development or operation.**	LS	LS	None required.	LS	LS
4.7-4	**The Proposed Project, in combination with other development, would result in the loss of Prime Farmland.**	S	S	4.7-4 (Phases 1 and 2) Implement Mitigation Measure 4.7-2.	SU	SU
				4.8 Noise		
4.8-1	**Construction activities could create noise that may exceed noise level standards.**	S	S	4.8-1 (Phases 1 and 2) Implement Mitigation Measures N-A and N-B from the NQSP EIR: N-A All contractors shall comply with local, state and federal noise regulations, including fitting all equipment with mufflers according to the manufacturer's specifications. The following mitigation measure from the NQSP EIR, including the proposed revision, would ensure that no loud construction activities take place between 7:00 p.m. and 7:00 a.m. during the weekdays.	LS	LS

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	Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
		Phase 1	Phase 2		Phase 1	Phase 2
				N-B Loud ~~C~~construction activities shall not take place between 7:00 p.m. and 7:00 a.m. on weekdays and Saturday, and shall not be permitted on Sundays~~ or on federal holidays~~.		
4.8-2	**The Proposed Project would create temporary groundborne vibration that could affect nearby receptors, but would not create permanent sources of groundborne vibration.**	LS	LS	None required.	LS	LS
4.8-3	**Traffic generated by the Proposed Project would increase levels of roadway noise along roads in the vicinity of the project site.**	LS	LS	None required.	LS	LS
4.8-4	**Large events could increase noise levels in the vicinity of the project site.**	S	S	4.8-4(a) (Phases 1 and 2) Long-throw speakers used in an outdoor setting for projecting amplified sound shall not be directed to the south. This shall include public address speakers and speakers used during concert and race events. 4.8-4(b) (Phases 1 and 2) Performances during concert events shall not continue past 11:00 p.m.	SU	SU
4.8-5	**Implementation of the Proposed Project could result in a cumulative noise increase in the project vicinity.**	S	S	None available.	SU	SU
	4.9 Public Services					
4.9-1	**The Proposed Project could result in degradation of response times and service ratios, resulting in the need for additional personnel and/or equipment.**	PS	PS	4.9-1(a) (Phases 1 and 2) The project applicant shall prepare a Major Event Management Plan in coordination with the City of Dixon that includes standards and criteria addressing public health and safety, parking, traffic management, hours of operation, event access, crowd control, and waste management. The Major Event Management Plan shall be prepared to the satisfaction of the City of Dixon.	LS	LS

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			4.9-1(b) (Phases 1 and 2) Implement Mitigation Measures PS-L and PS-M from the NQSP EIR: Mitigation Measure PS-L from the NQSP EIR, including the proposed revision, would ensure the project pays its fair share for additional police services. PS-L Prior to ~~final map approval or issuance of a building permit,~~ completion of design review, the City shall determine the project's fair share contribution for additional police services. ~~the project proponent shall request the City to commit to increased funding for necessary police services and required equipment. The City shall also verify that funding can be increased during buildout of the Proposed Project, through either a combination of impact fees imposed on new development and/or an increase in general fund allocations.~~ In any event, the project ~~proponent~~ applicant shall be responsible for paying its fair share for additional staff and equipment to serve the project site. ~~This shall be established prior to occupancy of any structure occupying the project site.~~ PS-M The project proponent shall be responsible for providing an on-site private security staff to adequately serve the Proposed Project. This staff shall be responsible for securing future structures and providing security in parking lots during and after normal business hours.		

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
4.9-2 The Proposed Project could result in the construction or modification of law enforcement facilities in order to maintain acceptable service ratios, response times, or other performance objectives, the construction or modification of which could result in substantial adverse environmental effects.	LS	LS	None required.	LS	LS
4.9-3 The Proposed Project, in combination with other development in the City of Dixon, could result in the need for new or physically altered law enforcement facilities.	LS	LS	None required.	LS	LS
4.9-4 The Proposed Project could result in the degradation of fire response times and service ratios, resulting in the need for additional personnel and/or equipment.	PS	PS	4.9-4(a) (Phases 1 and 2) Prior to completion of design review, the city shall determine the project's fair share contribution for additional fire protection services. 4.9-4(b) (Phases 1 and 2) Implement Mitigation Measures PS-I, PS-J, and PS-K from the NQSP EIR: Mitigation Measure PS-I from the NQSP EIR, including the proposed revision, would ensure the project would contribute their fair share towards providing fire protection resources. PS-I Prior to recordation of a final map or issuance of a grading permit, the project proponent shall either dedicate land for a fire station and provide financial contributions toward equipment and/or personnel or shall participate in establishment of an assessment district in which all property owners in the area would dedicate funds towards establishment of adequate fire protection facilities, or shall make financial contributions to operations of fire	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
			protection services. PS-J Prior to the issuance of building permits, the project proponent shall design and submit a plan to the Dixon Fire Department showing all required fire hydrant locations, detailed calculations to determine fire flow based on future structural design requirements, and access to all developed areas in accordance with city standards. PS-K Prior to the issuance of building permits, the project proponent shall prepare and submit a plan for emergency response including details of each proposed facility and the business conducted, an inventory of hazardous materials handled or stored on-site and a training program for employees. 4.9-4(c) (Phases 1 and 2) Implement Mitigation Measure 4.5-4.		
4.9-5 The Proposed Project could result in the construction or modification of fire protection facilities in order to maintain acceptable service ratios, response times, or other performance objectives, the construction or modification of which could result in substantial adverse environmental effects.	LS	LS	None required.	LS	LS
4.9-6 The Proposed Project, in combination with other development, could result in the need for new or physically altered fire protection facilities.	LS	LS	None required.	LS	LS
4.9-7 The Proposed Project could unreasonably reduce the planned useful life of a licensed landfill facility by exceeding the planned waste stream.	LS	LS	4.9-7(a) (Phases 1 and 2) Implement Mitigation Measures PS-G and PS-H from the NQSP EIR: PS-G The project proponent shall provide provisions for an	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
			on-site recycling center for commercial and industrial uses. In addition, adequate collection facilities for recyclable materials shall be located throughout the project site including outside storage and collection containers. PS-H Grass clippings, prunings and other organic waste resulting from open space maintenance are classified as clean waste and shall be made available for composting or recycling. 4.9-7(b) Prior to tentative map approval, the project applicant shall prepare a waste management plan that addresses construction and operation waste, and a green waste recycling program.		
4.9-8 The Proposed Project, in combination with other development, would generate solid waste that could exceed the capacity of existing facilities.	LS	LS	None required.	LS	LS
4.9-9 The Proposed Project could result in the construction of new or physically altered school facilities.	LS	LS	None required.	LS	LS
4.9-10 The Proposed Project, in combination with other development, could result in the construction of new or physically altered school facilities.	LS	LS	None required.	LS	LS
4.9-11 The Proposed Project could include recreational facilities or require the construction or expansion of existing recreational facilities, which might have an adverse physical effect on the environment.	LS	LS	None required.	LS	LS

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Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
4.9-12 The Proposed Project, in combination with other development in the City, could include recreational facilities or require the construction or expansion of existing recreational facilities, which might have an adverse physical effect on the environment.	LS	LS	None required.	LS	LS
4.10 Transportation and Circulation					
4.10-1 Implementation of the Proposed Project (Tier 1 event) could cause existing operations at study intersections to worsen from acceptable to unacceptable levels.	S	S	4.10-1(a) (Phase 1) I-80 EB Ramps/Pedrick Road Install a traffic signal at the I-80 EB Ramps/Pedrick Road intersection, widen Pedrick Road to include two northbound left-turn lanes at the intersection, and widen the loop on-ramp to include two lanes that merge into a single lane prior to I-80. 4.10-1(b) (Phase 1) I-80 EB Ramps/North First Street Install a traffic signal at the I-80 EB Ramps/North First Street intersection and lengthen the northbound left-turn lane. 4.10-1(c) (Phases 1 and 2) I-80/Pedrick Road Interchange Reconstruct the I-80/Pedrick Road interchange as follows: • Widen overcrossing to have two southbound lanes and one northbound lane. • Construct two-lane "slip" on-ramp from northbound Pedrick Road that narrows to a single lane onto eastbound I-80. • Relocate Sparling Lane to intersect Pedrick Road 960 feet south of its current location (opposite the future access into the Flying J property). • Relocate Sievers Road to intersect Pedrick Road at least 540 feet north of its current location • Construct an auxiliary lane in each direction of I-80 that begins at Pedrick Road and extends easterly for about 0.5 miles to conform to the existing eight-lane section of I-80 (west of Kidwell Road).	LS	SU

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	Phase 1	Phase 2		Phase 1	Phase 2
			4.10-1(d) (Phases 1 and 2) Convert the westbound through lane on the Dorset Drive approach to North First Street from an exclusive through lane to a shared through/right lane.		
4.10-2 Implementation of the Proposed Project (Tier 1 event) could result in inadequate vehicular access to the project site from Pedrick Road under existing conditions.	S	S	4.10-2(a) (Phase 1) Construct a third left-turn lane on the Dixon Downs Parkway approach to Pedrick Road and widen Pedrick Road to include three northbound lanes, which taper to two lanes approximately 500 feet north of the intersection. Widen Pedrick Road to include two southbound lanes that begin approximately 500 feet upstream of the proposed Dixon Downs Parkway (see Figure 4.10-12). 4.10-2(b) (Phases 1 and 2) Widen Pedrick Road to three lanes in each direction between I-80 and the proposed Dixon Downs Parkway. The two southbound outside lanes would become "free" right-turn lanes onto westbound Dixon Downs Parkway (see Figure 4.10-13).	LS	LS
4.10-3 Implementation of the Proposed Project (Tier 1 Event) could cause existing operations on I-80 to worsen from acceptable to unacceptable levels.	S	S	4.10-3(a) (Phase 1) Implement Transportation Demand Management (TDM) strategies to reduce the number of single-occupant vehicle trips generated by the project during the Sunday p.m. peak hour. Examples include: preferential parking (or other incentives) for carpools/vanpools, a shuttle that operates between the site and the planned multi-modal station in downtown Dixon, strategies to encourage shoppers/race patrons to use public transit, and post-race activities that keep attendees on-site.	SU	SU

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	Phase 1	Phase 2		Phase 1	Phase 2
			4.10-3(b) (Phase 2) Construct an auxiliary lane in each direction of I-80 that begins at Pedrick Road and extends easterly for about 0.5 miles to conform to the existing eight-lane section of I-80 (west of Kidwell Road).		
4.10-4 Implementation of the Proposed Project (Tier 1 event) could cause existing operations on roadways of regional significance to worsen from acceptable to unacceptable levels.	S	S	4.10-4(a) (Phase 1) Make a fair share financial contribution toward the cost of a traffic signal (or other equally effective mitigation) at the SR 113/SR 12 intersection. The City of Dixon shall work with Solano County to develop a mechanism by which the contribution can be made and applied to this intersection. 4.10-4(b) (Phase 2) Widen West A Street to four lanes between I-80 and Pitt School Road. In the event this widening has not been constructed as part of the Southwest Dixon Specific Plan, then the project applicant would be responsible for the widening.	SU	LS
4.10-5 Implementation of the Proposed Project (Tier 2 and 3 events) could cause existing operations at study intersections and freeway segments to worsen from acceptable to unacceptable levels.	S	S	4.10-5 (Phases 1 and 2) Develop (to the satisfaction of the City of Dixon Engineering Department) and implement a Traffic Management Plan (TMP) for Tier 2 and 3 Events.	SU	SU
4.10-6 Implementation of the Proposed Project could reduce safety on Pedrick Road by creating potential conflicts with farm equipment and vehicles.	PS	PS	4.10-6(a) (Phases 1 and 2) Install signs on Pedrick Road to advise motorists of farming vehicles and equipment. 4.10-6(b) (Phases 1 and 2) Increase the enforcement of traffic laws on Pedrick Road.	SU	SU
4.10-7 Implementation of the Proposed Project could fail to provide adequate facilities to encourage the use of public transit.	LS	LS	None required.	LS	LS

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	Phase 1	Phase 2		Phase 1	Phase 2
4.10-8 Implementation of the Proposed Project could increase the number of vehicles that cross at-grade railroad tracks.	S	S	None available.	SU	SU
4.10-9 Implementation of the Proposed Project could interfere with planned bicycle and pedestrian facilities in the NQSP area.	S	S	4.10-9 (Phases 1 and 2) Construct Class II bicycle lanes and sidewalks along Pedrick Road (from I-80 south to Vaughn Road), Dixon Downs Parkway (from Vaughn Road to Pedrick Road), and the extension of Dorset Drive to Dixon Downs Parkway.	LS	LS
4.10-10 Implementation of the Proposed Project could provide inadequate emergency access.	LS	LS	None required.	LS	LS
4.10-11 Implementation of the Proposed Project could provide an inadequate number of on-site parking spaces.	LS	S	4.10-11(a) (Phases 1 and 2) Provide 8,600 parking spaces on-site to accommodate Phases 1 and 2 with a sold-out Tier 1 event, or alternatively demonstrate to the satisfaction of the City of Dixon that the proposed supply of parking (to be determined when the Phase 2 site plan is developed) is adequate to accommodate the parking demand of Phases 1 and 2 with a Tier 1 event. 4.10-11(b) (Phases 1 and 2) Develop, to the satisfaction of the City of Dixon, a parking management plan that accommodates a Tier 2 event with Phases 1 and 2 of the project.	LS	SU
4.10-12 Implementation of the Proposed Project could provide insufficient access and internal circulation.	PS	PS	4.10-12 (Phases 1 and 2) Dedicate right-of-way along the project's frontage of Dixon Downs Parkway between Pedrick Road and Dorset Drive to allow for the future construction of a third northbound/eastbound travel lane.	LS	LS
4.10-13 Implementation of the Proposed Project could exacerbate cumulatively unacceptable operations at study intersections.	S	S	4.10-13 (Phases 1 and 2) Pay fair share cost of the following future improvements: • Reconstruction of I-80/North First Street/Currey Road interchange,	SU	SU

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TABLE 2-1

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			• Widening of North First Street from four to six lanes from I-80 to south of Vaughn Road, • Widening of Dorset Drive from four to six lanes from North First Street to east of Kids Way / Walmart signalized access, • Construction of Vaughn Road/Pedrick Road Connector, • Widening of Dixon Downs Parkway from four to six lanes from Dorset Drive to Pedrick Road, • Widening of Pedrick Road from two to four lanes from south of Dixon Downs Parkway to Vaughn Road, and • Widening of Vaughn Road from two to four lanes from North First Street to Pedrick Road.		
4.10-14 Implementation of the Proposed Project, in conjunction with other cumulative development, could exacerbate unacceptable operations on Interstate 80.	S	S	None available.	SU	SU
4.11 Utilities					
4.11-1 The Proposed Project's demand for water could exceed available sources of groundwater supplies.	LS	LS	None required.	LS	LS
4.11-2 The Proposed Project would install and operate one new groundwater well that could affect groundwater levels in areas within and adjacent to the Proposed Project area.	LS	LS	None required.	LS	LS
4.11-3 The Proposed Project would affect the structural integrity of the Vaughn Pipeline which could interrupt water deliveries to Solano Irrigation District agricultural customers.	PS	PS	4.11-3(a) (Phases 1 and 2) The project applicant shall replace the Vaughn Pipeline from its emergence crossing under I-80 to about 100 feet west of the east property line of APN 111-080-22, where the replacement pipeline would connect to a pipeline installed by	LS	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			the North First Street Assessment District project. All construction shall conform to Solano Irrigation District (SID) standards and be shown in construction plans reviewed and approved by SID. A SID inspector shall observe the construction and acceptance testing. The replacement shall consist of: • removal or paralleling of about 5,700 feet of 42-inch monolithic concrete pipe lined with 36-inch Techite pipe (fiberglass-reinforced mortar pipe); • connection to the existing "Rubber-Gasketed Reinforced Culvert Pipe" pipeline crossing under I-80 with a rolled steel stub and concrete connection block; • installing about 5,700 feet of 42-inch ASTM C-905 PVC pipe with appurtenances including sectionalizing valves, fittings, turnouts (services), connections to the replacement deepwell and remaining sub-laterals, thrust blocks, air release valves and blowoffs, all to be determined in the design phase; and • connection to the existing "Rubber-Gasketed Reinforced Concrete Pipe" pipeline on the north side of Vaughn Road with a rolled steel stub and concrete connection block. 4.11-3(b) (Phases 1 and 2) The project applicant shall connect the replacement pipeline to portions of the existing pipeline and turnouts such that no interruption of service is experienced by SID customers downstream of the existing pipeline. The connection of the replacement pipeline can not occur during the irrigation season, from March 1 through October 15. The project		

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			applicant shall coordinate with SID to connect the pipeline during the months of November through February.		
4.11-4 Development of the Proposed Project, in combination with development in the Solano groundwater basin, could result in a decline in groundwater levels.	LS	LS	None required.	LS	LS
4.11-5 The Proposed Project would discharge flows to the existing City sewer system, which would exceed City Engineering Standards for peak flow in the lines.	S	S	4.11-5(a) (Phase 1) Prior to grading permit approval, the Proposed Project sewer system plan shall be revised to include an 18-inch-diameter line connection to a new 18-inch-diameter line in Vaughn Road, and to include flow diversion and equalization facilities to limit peak flows to the collection system to ensure the project's allocated flow capacity is not exceeded. Flow equalization facilities could include, but would not be limited to, holding tanks or basins that would be slowly emptied at times when project flows are less than allocated capacity and a monitoring system at the point of connection to the city's sewer system. The results of engineering analysis shall be used to demonstrate to the satisfaction of the city's Engineer that the proposed equalization facilities will limit the project flows to less than or equal to allocated capacity. 4.11-5(b) (Phase 1) Inclusion of flow equalization and monitoring facilities in Phase 1 of project design shall be demonstrated at the Plan Check stage.	LS	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			4.11-5(c) (Phase 1) The project applicant shall install flow monitoring facilities at the point of connection to the city's collection system prior to the issuance of the first building permit to ensure compliance with the city's Sewer Ordinance limitations to provide a basis for billing and capital cost apportionment. 4.11-5(d) (Phase 1) Implement NQSP EIR Mitigation Measure PS-E: The following mitigation measures from the NQSP EIR, including the proposed revision, clarifies the project applicant's responsibility. PS-E The project proponent shall be responsible for contributing to the appropriate hook-up fees to help offset the costs of necessary sewage conveyance, storage, treatment, and disposal ~~sewage treatment~~ facility expansions. In addition, the project proponent shall be responsible for the construction of sewer lift stations, sewer mains and any other facility improvements deemed necessary to serve the Proposed Project. 4.11-5(e) (Phase 2) Prior to the issuance of any permit for Phase 2 development, the project sewer plan shall be evaluated and revised, as necessary, to identify necessary upgrades and/or modifications to the flow equalization and monitoring facilities installed as part of Phase 1 development. The revisions shall be made to the satisfaction of the City Engineer prior to the issuance of any building permit for Phase 2 development Modifications to the design shall be verified at the Plan Check stage. The applicant(s) shall pay wastewater connection fees in		

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			accordance with the most current City of Dixon fee schedule, as specified in NQSP EIR Mitigation Measure PS-E.		
4.11-6 The Proposed Project would result in the need for expansion of the City's wastewater treatment plant facilities.	S	S	4.11-6(a) (Phase 1) Implement NQSP EIR Mitigation Measure PS-C: PS-C Prior to the issuance of a building permit, evidence that the city's wastewater treatment plant has capacity to accommodate the Proposed Project shall be submitted to the City of Dixon. -OR- Prior to issuance of an occupancy permit, the City shall determine that the permitted wastewater treatment plant (WWTP) capacity is sufficient to serve Phase 1 of the project. Site development (grading, installation of infrastructure, and building construction) shall be allowed, but any use of the Phase 1 project elements for events, worker housing, or horse boarding shall be prohibited until the above determination is made. 4.11-6(b) (Phase 2) Implement NQSP EIR Mitigation Measure PS-C: PS-C Prior to the issuance of a building permit, evidence that the city's WWTP has capacity to accommodate the Proposed Project shall be submitted to the City of Dixon. -OR- Prior to issuance of an occupancy permit for the first component of Phase 2, the City shall determine the permitted WWTP capacity is sufficient to serve	LS	SU

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
	Phase 1	Phase 2		Phase 1	Phase 2
			Phase 2 of the project. Site development (grading, installation of infrastructure, and building construction) shall be allowed, but any use of the Phase 2 project elements for events, shall be prohibited until the above determination is made.		
4.11-7 Stormwater runoff from the horse barns would be discharged to the sewer for conveyance to the City's wastewater treatment plant. Constituents in the wastewater could temporarily and intermittently affect the chemical character of the water entering the wastewater treatment plant, as compared to typical wastewater flows from residential, commercial, or retail land uses.	LS	LS	Although not required, the following mitigation measure would ensure impacts remain less than significant. 4.11-7(a) (Phase 1) In conjunction with design of the flow diversion and equalization system required under Mitigation Measure 4.11-5(a), the on-site sewer plan shall also include features specifically intended to limit the types and concentrations of animal and operational wastes contained in barn area stormwater runoff directed to the sewer system, consistent with the city Sewer Ordinance requirements and any subsequent amendments thereto. 4.11-7(b) (Phase 1) (i) The project shall finance and implement a water quality sampling and flow monitoring program at the point of connection to the sanitary sewer consistent with the city's Sewer Ordinance. (ii) The need for continuous sampling and/or removal of problematic compounds shall be at the discretion of the city if it is found necessary to protect water quality.	LS	LS
4.11-8 The Proposed Project, in combination with other development in the City of Dixon, could result in the need for new or physically altered wastewater collection facilities that could result in significant environmental effects.	S	S	4.11-8 (Phases 1 and 2) Implement Mitigation Measure 4.11-5.	LS	LS

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Impact		Level of Significance Prior to Mitigation		Mitigation Measure(s)	Level of Significance After Mitigation	
		Phase 1	Phase 2		Phase 1	Phase 2
4.11-9	**The Proposed Project, in combination with other development in the City of Dixon, could result in the need for new or physically altered wastewater treatment facilities that could result in significant environmental effects.**	S	S	None available.	SU	SU
4.11-10	**The Proposed Project, in combination with other non-residential development in the City of Dixon, would discharge wastewater to the sewer that could contain constituents that could affect the quality of wastewater treated and disposed of at the City's wastewater treatment plant.**	LS	LS	None required.	LS	LS

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