
**CHAPTER 4 ENVIRONMENTAL ANALYSIS: SETTING,
IMPACTS AND MITIGATION MEASURES**

CHAPTER 4.0 INTRODUCTION TO THE ANALYSIS

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Scope of the EIR Analysis

The Environmental Analysis chapter of this Draft EIR (Chapter 4) discusses the environmental and regulatory setting, impacts, and mitigation measures for each of the following technical issue areas (Sections 4.1 through 4.11):

- 4.1 Aesthetics
- 4.2 Air Quality
- 4.3 Biological Resources
- 4.4 Cultural Resources
- 4.5 Hazardous Materials and Public Safety
- 4.6 Hydrology, Drainage and Water Quality
- 4.7 Land Use, Planning, and Agricultural Resources
- 4.8 Noise
- 4.9 Public Services (Police, Fire, Solid Waste, Schools, Parks and Recreation)
- 4.10 Transportation and Circulation
- 4.11 Utilities (Wastewater and Water Supply)

The Proposed Project would consist of a phased, mixed-use development that includes a thoroughbred horse racing and training facility, retail, a hotel/conference center and office uses. Phase 1 would include construction of the horse racing/training facility, horse barns, the “Finish Line Pavilion” building, employee dining and housing facilities, parking, and service/maintenance uses. Phase 2, which would be constructed after the completion of Phase 1, includes retail and office uses and a hotel/conference facility.

The project site is located within the 643-acre Northeast Quadrant Specific Plan (NQSP) that was approved by the City of Dixon in 1995. This EIR includes an analysis of amending the NQSP to include the Proposed Project as well as a proposed General Plan Amendment to address the change in Level of Service policy. A discussion of the proposed changes to the NQSP is included in Chapter 3, Project Description.

Where appropriate, this EIR identifies applicable mitigation measures adopted as part of the NQSP EIR. Due to either changed conditions, new legislation, or other factors the City had proposed amending some of the prior mitigation measures.

Section Format

Each section begins with a description of the project’s **environmental setting** and a **regulatory framework** as it pertains to a particular issue. The environmental setting provides a point of reference for assessing the environmental impacts of the Proposed Project and alternatives. The setting

description in each section is followed by an **impacts** and **mitigation** discussion. The impact and mitigation portion of each section includes impact statements, which are prefaced by a number in bold-faced type. An explanation of each impact and an analysis of its significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement. The degree to which the identified mitigation measure(s) would reduce the impact is also described. Compliance with applicable laws and regulations is assumed and will be identified in the impact analysis. In many cases, compliance with applicable laws, policies, or regulations would reduce the significance of an impact.

The impact table (shown below) will identify project impacts attributable to Phase 1 only and Phases 1 and 2 combined.

An example of the impact format table is shown below.

Impact 4.X-X	Statement of impact for the Proposed Project in bold type.
Applicable Policies and Regulations	Applicable NQSP or General Plan policies and any legal requirements or regulations will be identified.
Significance before Mitigation	The level of significance prior to mitigation will be identified.
Applicable NQSP Mitigation Measures	Any applicable mitigation measures from the NQSP EIR will be identified.
Mitigation Measures	Any new mitigation measures will be identified. The full mitigation measure will be included following the impact discussion.
Significance after Mitigation	The level of significance after mitigation will be identified.

The discussion of impacts for the Proposed Project is presented in paragraph form for Phase 1 followed by Phases 1 and 2, and a determination of the impact's significance in ***bold, italic type***.

Mitigation Measures

4.X-X *Statement of what, if any, mitigation measures are required. The applicable phase of the project will also be identified.*

Any applicable mitigation measures from the NQSP EIR will also be included.

Terminology Used in the EIR

This Draft EIR uses the following terminology to describe environmental effects of the Proposed Project:

- **Standards of Significance:** A set of criteria used by the lead agency to determine at what level or “threshold” an impact would be considered significant. Standards of Significance used in this EIR include those discussed in the CEQA Guidelines; criteria based on factual or scientific information; criteria based on regulatory standards of local, state, and federal agencies; and criteria based on goals and policies identified in the City of Dixon General Plan. In determining the level of significance, the analysis assumes that the Proposed Project would comply with relevant federal, State, and local regulations and ordinances.
- **Less-than-Significant Impact:** A project impact is considered less than significant when it does not reach the standard of significance and would therefore cause no substantial change in the environment (no mitigation required).
- **Potentially Significant Impact:** A potentially significant impact is an environmental effect that may cause a substantial adverse change in the environment; however, additional information is needed regarding the extent of the impact to make the determination of significance. For CEQA purposes, a potentially significant impact is treated as if it were a significant impact.
- **Significant Impact:** A project impact is considered significant if it results in a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of project effects in the context of specified significance criteria. Potentially feasible mitigation measures and/or project alternatives are identified to reduce these effects to the environment.
- **Significant and Unavoidable Impact:** A project impact is considered significant and unavoidable if it would result in a substantial adverse change in the environment that cannot be feasibly avoided or mitigated to a less-than-significant level if the project is implemented. A Statement of Overriding Considerations must be adopted if significant impacts cannot be mitigated to less-than-significant levels.
- **Cumulative Impacts:** According to CEQA, “cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines, Section 15355). CEQA requires that cumulative impacts be discussed when the “project’s incremental effect is cumulatively considerable” (CEQA Guidelines, Section 15130 (a)).
- **Mitigation Measures:** The CEQA Guidelines (Section 15370) define mitigation as:
 - a) Avoiding the impact altogether by not taking a certain action or parts of an action;
 - b) Minimizing impacts by limiting the degree of magnitude of the action and its implementation;
 - c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
 - e) Compensating for the impact by replacing or providing substitute resources or environments.

