The project proponent is requesting redesignation of the project site from agricultural to urban uses as provided for by the Dixon General Plan. The objectives of the project are to: 1) provide an employment center; 2) provide shopping and services to residents and travelers on I-80; 3) establish a gateway for the city; 4) provide for efficient vehicular and pedestrian circulation; 5) provide a linkage with future rail transportation, and 6) create short-and long-term construction and employment opportunities. The project will accommodate the growth projected by the current general plan, but could also result in growth-inducing pressures on the surrounding environment.

As required by Section 15126(g) of CEQA, an EIR must discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. The EIR must also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

ECONOMIC AND POPULATION GROWTH

Impact GI-1: **The project will indirectly generate a daytime population increase of approximately 11,000 people.**

The project would put in place the land use policies to facilitate economic and population growth in the NQSP area. It is estimated that the proposed project would generate a daytime population of approximately 11,000 people. The project is consistent with programs and land use policies established by the Dixon General Plan, therefore this project is growth accommodating.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

EXPANDED CAPACITY

Impact GI-2: **The project would contribute to the need for expanded capacity at the City's wastewater treatment plant.**

As described in Section 4.9, the project would contribute to the need for expanded capacity at the city's wastewater treatment plant. However, this expansion has already been anticipated by the city and analysis is already under consideration. The city's general plan also provides direction for population growth that would require this additional capacity including growth associated with the proposed project.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

EFFECTS ON ADJACENT LAND

Impact GI-3: **The project could cause growth-inducing effects on adjacent agricultural land.**

Project approval could have a growth-inducing effect on adjacent agricultural land. In particular, the project could have a growth-inducing effect on land north and east of the project site. The project could set a precedent for development on adjacent parcels, which could have an effect on increasing land values. However, I-80 and the future agricultural buffer proposed as part of the specific plan development, would act as man-made buffers to adjacent parcels. In addition, this land would have to be annexed into an existing water, wastewater and other service district areas to be served with water, sewer, electricity, natural gas, and other urban services and utilities. The City of Dixon's General Plan does not anticipate, and has not planned for such development (other than the proposed project) to take place within the next 20 years. However, the NQSP project, or any urban development in this area, could increase development pressures on the adjacent properties sooner than is projected by the Dixon General Plan.

Significance: **Significant**

Mitigation Measures: None

Residual Significance: **Significant and unavoidable**

Section 15125(e) of the CEQA Guidelines requires that an EIR evaluate the cumulative and long-term effects of the proposed project which adversely affect the state of the environment. Special attention should be given to impacts which narrow the range of beneficial uses of the environment or d safety. In addition, the reasons why the proposed project is believed by the sponsor to be justified now, rather than reserving an option for further alternatives, should be explained.

The relationship between the short term use and the long term productivity of the NQSP site involves providing commercial, office and light industrial development, and the commitment of land resources to urban development rather than agriculture.

The justification for requesting the proposed project at this time is based on the market demand and the annexation requests that the City of Dixon is currently reviewing.

Implementation of the proposed project would result in the permanent conversion of agricultural land to urban uses, except for approximately 20 acres of land set aside for an agricultural buffer. Development of the remainder of the site would prevent future use of the land for other than urban uses. Urban development would also result in cumulative impacts discussed in Section 9.0. Implementation of the proposed project, in conjunction with cumulative development, would require a commitment of groundwater resources and non-renewable energy resources. Additional sewer and solid waste disposal would also be required.

Thus there would be a trade-off between short-term provision of jobs and the enhancement of the local economy, and the long-term degradation of air quality and reduction in agricultural land in the region.

The proposed project would generate additional short-term construction related employment opportunities as well as long-term professional and non-professional employment for the city and county.

The CEQA Guidelines require a discussion of why a project is justifiable now, rather than into the future. The project proponent and the city believe that the proposed uses would meet an immediate existing need for highway commercial uses, industrial uses, commercial development and the employment opportunities generated by these uses. No other 600-acre project sites are located within the city's sphere of influence especially along I-80 or Highway 113 which would result in overall fewer environmental impacts than the proposed project site.

Section 15126(f) of CEQA requires that an EIR look at any significant irreversible environmental changes which would be involved in the proposed action should it be implemented.

Uses of non-renewable resources, such as energy and water supplies, during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or non-use therefore unlikely. However, the projects will have a minimal impact on non-renewable resources because of the relatively small size of the project. Further, the project is justified because it is consistent with the Dixon General Plan and is responding to regional development pressures.

The project would commit 643 acres of agricultural land to urban uses, which is an irreversible environmental change. Development of the site would result in the reduction in biotic diversity and loss of habitat. The conversion of agricultural land to commercial, office, and industrial uses would irretrievably alter the area from an agricultural to urban environment.

Impacts to soils and geology, surface water, biological resources, air quality, noise, traffic, visual aesthetics, and public safety would occur due to the development of the site. Even though the project would cause an irreversible change in the site, the specific plan development would serve to mitigate these impacts, for the most part, to a less-than-significant level.

Land uses associated with the project would be considered irreversible because it would not be realistic to redevelop the project site back to the site's natural environment or agricultural use after it has been developed.

Section 15126 of the State CEQA Guidelines, as amended, requires all EIRs to incorporate a comparative evaluation of the proposed project with alternatives to the project, including the no-project alternative. As described in Section 2.0, the proposed project consists of the development of 643 acres of commercial, business-professional, and light industrial uses within a business park setting. The primary function of the land uses are to provide a variety of employment opportunities and to provide a retail and service center for the residents of the City of Dixon.

In general, the direct environment effects of the proposed project include traffic, noise, air quality, biological resources, and agricultural resources.

Project alternatives selected for analysis in this section include alternatives which provide a sample of the range of potential environmental effects associated with constructing (or not constructing) the proposed development. Three alternatives to the proposed project are evaluated in this section including:

- the no project alternative;
- mixed-use development alternative; and
- alternative project site.

These development scenarios were selected to allow for a complete evaluation of the merits of various potentially feasible combinations and locations for development. Alternatives to the development must be located within close proximity to I-80; therefore, the possible development sites meeting this criteria are limited. The range chosen in Alternative 2 provides a reasonable basis for understanding and contrasting the environmental consequences of different combinations of land uses including residential development. Alternative 3 assesses the impacts of implementing the NQSP on an alternative project site. Please refer to Section 3.3 for a summary of the development alternatives and comparative analysis.

8.1 "NO-PROJECT" ALTERNATIVE

The no-project alternative is defined as the continued use of the project site for agricultural uses without the proposed development. It also includes the continued use of the site supporting a livestock auction facility, Christmas tree farm, a trucking and maintenance facility, an industrial fabrication facility, and limited residential uses. For the purposes of this analysis, it is assumed that the no-project alternative would result in the continuation of agricultural and related uses, and would not include the development of a commercial, office, or industrial park. Adverse environmental effects associated with the no-project alternative would primarily include those associated with the continued use of the site for agricultural and light industrial uses, summarized as follows:

8.1.1 LAND USE AND AGRICULTURAL RESOURCES

The no-project alternative will result in no change to land use or agricultural resources. *This is environmentally superior to the proposed project.*

8.1.2 GEOLOGY, SOILS AND SEISMICITY

The no-project alternative will have the continued potential for soil erosion associated with agricultural cultivation and livestock grazing; however, impacts could be mitigated to a level

below significant in either the no-project or the proposed project scenario. *This is not environmentally superior to the project.*

8.1.3 SURFACE AND WATER QUALITY

The no-project alternative will have the continued potential water quality impacts associated with agricultural cultivation and livestock grazing; however, impacts could be mitigated to a level below significant in either the no-project or the proposed project scenario. *This is not environmentally superior to the project.*

8.1.4 AIR QUALITY

Air quality impacts associated with this alternative would be minimal and substantially less than the project. *This is environmentally superior to the project.*

8.1.5 BIOLOGICAL RESOURCES

The continued use of the site for agricultural land will have no further disruption to biological resources. *This is environmentally superior to the project.*

8.1.6 CULTURAL RESOURCES

The continued use of the project area as it currently exists will have minimal impacts on cultural resources. *This is environmentally superior to the project.*

8.1.7 TRAFFIC AND CIRCULATION

The no-project alternative will have a minimal impact on traffic and circulation. *This is environmentally superior to the proposed project.*

8.1.8 NOISE

The no-project alternative will result in no increase in noise levels and will have a minimal impact on the environment. *This is environmentally superior to the proposed project.*

8.1.9 PUBLIC SERVICES AND UTILITIES

The no-project alternative will result in no increase in needs for services or utilities. *This is environmentally superior to the proposed project.*

8.1.10 VISUAL RESOURCES

The no-project alternative will result in no change to the visual setting. *This is environmentally superior to the proposed project.*

8.1.11 PUBLIC HEALTH AND SAFETY

The no-project alternative will have no increase in need for public health and safety. *This is environmentally superior to the proposed project.*

COMPARISON WITH THE PROPOSED PROJECT

Compared with the proposed project, the no-project alternative would result in fewer environmental impacts. The no-project alternative would not result in significant direct impacts to air quality and traffic and circulation, and may have a fewer impact on visual resources. In addition, the no-project alternative would not result in impacts such as loss of agricultural resources; increases in noise; demand for public services and natural resources (energy and water); and public health and safety concerns. While most of these impacts of the proposed project can be mitigated to a level of non-significance, several impacts such as an increase in air pollution and loss of agricultural land are considered significant and unavoidable.

However, it should be noted that the no-project alternative would not provide any employment opportunities, as directed by the Dixon General Plan, nor would it provide opportunities for creating and expanding the commercial and service retail base of the area as proposed by the project. Additionally, the no-project alternative would not provide short-term construction employment opportunities. This would create a greater dependency on residents commuting to other communities for employment opportunities.

It should also be noted that the project is bordered on three sides by urban development (including I-80) which are constraints to the continuation of agricultural operations. With exception to the one 60-acre parcel east of Pedrick Road, the remainder of the project site is not entitled to Williamson Act contracts. Maintaining the current agricultural uses therefore, will become increasingly difficult. Additionally, freeway adjoining lands not secured through city annexation will be subject to county-based urbanization pressures.

Properties within the specific plan area are currently supporting infrastructure improvements associated with the NFSAD. Properties situated along North First Street are also funding water, sewer, road, and drainage improvements. The remainder of the project owners are funding offsite sewer improvements. The financial liabilities for these committed improvements make the current agricultural uses unrealistic in the long-term.

8.2 MIXED USE DEVELOPMENT ALTERNATIVE

The mixed use development alternative proposes the development of a commercial, business-professional, and industrial park with the inclusion of 1,208 single and multiple family residential units. Other land uses have been reduced in acres to accommodate the residential uses. Conceptually, these residential units represent approximately 20 percent of the project site and would be constructed on 147 acres of land as shown on Figure 8.2.1.

8.2.1 LAND USE AND AGRICULTURAL RESOURCES

Development under this alternative would generate similar impacts to land use and agricultural resources because the same number of acres devoted to agriculture would be removed. *This is not environmentally superior to the proposed project.*

8.2.2 GEOLOGY, SOILS, AND SEISMICITY

Grading pertaining to the mixed use development alternative would affect a similar amount of acreage when compared to the proposed project and would require similar amounts of earth to be disturbed. This alternative would result in similar grading and erosion impacts

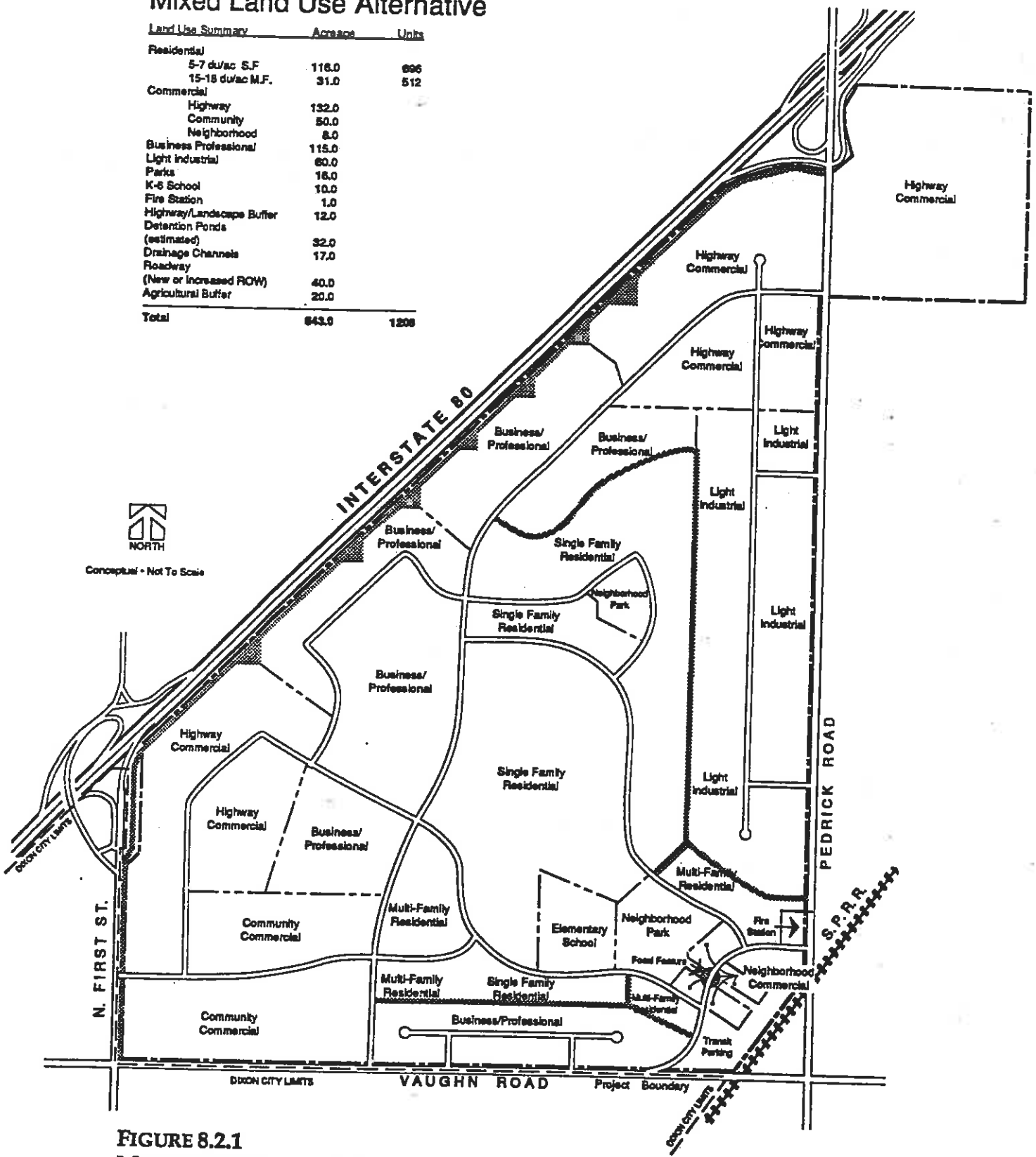

FIGURE 8.2.1
MIXED USE DEVELOPMENT ALTERNATIVE

although all identified impacts would be mitigated to a level below significant. *This is not environmentally superior to the proposed project.*

8.2.3 SURFACE AND WATER QUALITY

Long-term drainage characteristics of this alternative would be similar to those from the proposed project because drainage improvements are required under all development scenarios. This alternative would not necessarily represent an improvement over the proposed project, however, impacts could be mitigated to a level below significant in either scenario. *This is not environmentally superior to the proposed project.*

8.2.4 AIR QUALITY

Based on an increase in traffic generated by this alternative, it would be expected that air quality impacts associated with this alternative would be slightly greater when compared to the proposed project. This alternative includes 147 acres of residential uses and, therefore, air quality impacts from mobile sources would be greater than the proposed project. *This is not environmentally superior to the proposed project.*

8.2.5 BIOLOGICAL RESOURCES

The mixed use development alternative would have similar impacts on biological resources within and adjacent to the proposed project because a similar amount of site disturbance would occur under this alternative. Both scenarios would require the removal of agricultural land supporting the Swainson's hawk and impacts to on-site wetlands; and this alternative would not represent a major improvement over the proposed project. *This is not environmentally superior to the proposed project.*

8.2.6 CULTURAL RESOURCES

This alternative would result in similar impacts to cultural resources and similar impacts to paleontological resources when compared to the proposed project. Adherence to the identified mitigation measures would reduce impacts associated with either development alternative to levels below significant. *This is not environmentally superior to the proposed project.*

8.2.7 TRAFFIC AND CIRCULATION

This alternative proposes approximately 1,208 dwelling units resulting in 10,544 daily trips generated by the residential portion of the project. Increasing the project to 1,208 dwelling units and decreasing light industrial uses by 154 acres would generate a greater amount of average daily trips. The level of increased residential development would alter the need to provide additional facilities improvements throughout the project area. The need for additional intersection improvements would also need to be considered. *This is not environmentally superior to the proposed project.*

8.2.8 NOISE

Based on a slight increase in traffic generated by this alternative, it would be expected that noise contributed by traffic associated with this alternative would be slightly greater than noise contributed by the proposed project. *This is not environmentally superior to the proposed project.*

8.2.9 PUBLIC SERVICES AND UTILITIES

Similar to the proposed project, this alternative would require extension of public services and utilities to the project site. An increased number of residential units would increase energy consumption and demands placed on these public services and utilities. Like the proposed project, the demand for public services and utilities posed by these new homes could be mitigated through payment of development fees, actual construction, and dedication of land for the extension and/or establishment of facilities, services, and utilities. *This is not environmentally superior to the proposed project.*

8.2.10 VISUAL RESOURCES

This alternative would have similar impacts on the visual resources as the proposed project. There is a slight increase in open space with this alternative (9 acres), however, the site would appear similar to the proposed project with an increase or presence of residential dwelling units. *This is not environmentally superior to the proposed project.*

8.2.11 PUBLIC HEALTH AND SAFETY

Development under the mixed use development alternative would generate similar impacts associated with public health and safety because the residential component of the project would still require similar mitigation associated with cleaning the existing soil of potential agricultural pesticide residue. However, this alternative proposes fewer acres of industrial uses which would reduce the number of future employers handling and storing hazardous materials. *This is not environmentally superior to the proposed project.*

COMPARISON WITH THE PROPOSED PROJECT

Based on this conceptual design, the mixed use development alternative would be similar to the proposed project except that an increase of residential units would occur and a decrease in industrial uses would be proposed. This alternative would have a fewer impact than the proposed project in regard to public health and safety only. This alternative would be expected to create similar impacts to land use, soils and geology, surface and water quality; biological resources; cultural resources and public services and utilities. This alternative would be expected to generate greater impacts related to air quality, traffic and circulation, and noise.

This alternative is not proposed by the project proponent or the city because of the residential uses located in close proximity to I-80, and is *not environmentally superior to the proposed project,*

8.3 ALTERNATIVE PROJECT SITE

The alternative project site assumes development of the proposed project on an alternative site in Solano County. The project site is located north of I-80 between Curry and Pedrick Roads. This site is not located within the City of Dixon's Sphere of Influence and would not be annexed into the City of Dixon. In addition, the majority of this site is currently in agricultural production and the local roadways would not be able to accommodate future traffic without substantial improvements. Figure 8.3.1 displays the location of the alternative project site.

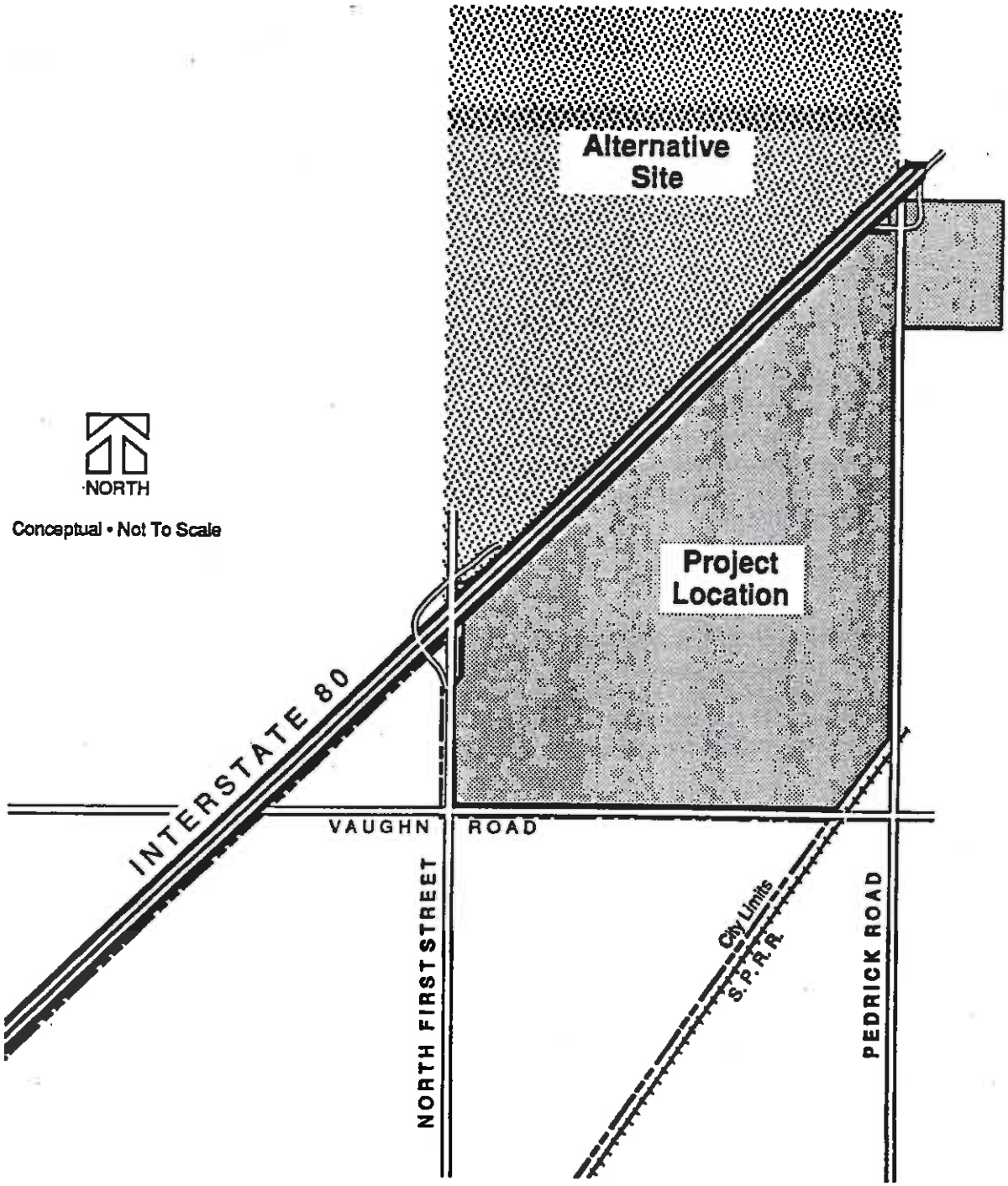

FIGURE 8.3.1
ALTERNATIVE PROJECT SITE

8.3.1 LAND USE AND AGRICULTURAL RESOURCES

Land use associated with this alternative would not be consistent with the growth associated with the county's growth projections. The employment opportunities presented by this alternative would not be consistent as well. This alternative would provide a similar amount of impacts to agricultural resources. *This is not environmentally superior to the proposed project.*

8.3.2 GEOLOGY, SOILS, AND SEISMICITY

Grading pertaining to the alternative project site would affect similar amounts of land when compared with the proposed project and would require similar amounts of earth to be disturbed. This alternative would result in similar grading impacts because it would require development of approximately the same number of acres throughout the alternative site. *This is not environmentally superior to the proposed project.*

8.3.3 SURFACE AND WATER QUALITY

Long-term drainage characteristics of this alternative would be similar to those from the proposed project because this alternative site is located within the same drainage system. This alternative would not necessarily represent an improvement over the proposed project. Long-term groundwater hydrology impacts from the site's urban runoff would be expected to be similar in comparison to the proposed project. *This is not environmentally superior to the proposed project.*

8.3.4 AIR QUALITY

Based on similar amounts of traffic generated by this alternative, it would be expected that air quality impacts associated with this alternative would also be similar when compared to the proposed project. However, this alternative and the proposed project would both be considered to contribute to unavoidable adverse air quality impacts. *This is not environmentally superior to the proposed project.*

8.3.5 BIOLOGICAL RESOURCES

The alternative project site would have similar impacts on biological resources within and adjacent to the proposed project because a similar amount of site disturbance would occur under this alternative. Both scenarios would require the removal of potential foraging habitat associated with the Swainson's hawk. *This is not environmentally superior to the proposed project.*

8.3.6 CULTURAL RESOURCES

This alternative would result in similar impacts to cultural resources and similar impacts to paleontological resources when compared to the proposed project. Adherence to the identified mitigation measures would reduce impacts and potential impacts associated with either development alternative to levels below significant. *This is not environmentally superior to the proposed project.*

8.3.7 TRAFFIC AND CIRCULATION

This alternative proposes the same development resulting in the same number of peak hour trips generated by the project. The need for intersection improvements would remain the same in either development scenario; however, the improvements would need to be made within Solano County and not within the City of Dixon. Project-specific roadway improvements and transportation demand strategies as identified for the proposed project would be applicable to this alternative. *This is not environmentally superior to the proposed project.*

8.3.8 NOISE

Based on similar amounts of traffic generated by this alternative, it would be expected that noise contributed by traffic associated with this alternative would be similar to noise contributed by the proposed project. *This is not environmentally superior to the proposed project.*

8.3.9 PUBLIC SERVICES AND UTILITIES

Similar to the proposed project, this alternative would still require extension of public services and utilities to the project alternative site. The demand for public services and utilities could be mitigated through payment of development fees, actual construction, and dedication of land for the extension and/or establishment of facilities, services, and utilities. *This is not environmentally superior to the proposed project.*

8.3.10 VISUAL RESOURCES

This alternative would have similar impacts on the visual resources in comparison to the proposed project because this alternative proposes the same development north of I-80. *This is not environmentally superior to the proposed project.*

8.3.11 PUBLIC HEALTH AND SAFETY

Development on an alternative project site would have similar impacts to public health and safety as compared with the proposed project.

COMPARISON WITH THE PROPOSED PROJECT

Based on this conceptual design, the alternative project site would be similar to the proposed project. This alternative would not have a fewer impact than the proposed project in regard to any environmental issues. This alternative would be expected to create similar impacts to all environmental resource issues except land use. Land use issues would be slightly greater because the project would be built in Solano County and would not be annexed into the city of Dixon.

This alternative, is not proposed by the project proponent because it is not located within the sphere of influence of the City of Dixon. In addition urban services would have to be extended to this site, projecting growth to the north side of I-80. *This is not environmentally superior to the proposed project.*

will have the discretion to consider further annexation and development of agricultural land to the northeast of the NQSP area. However, the development of the plan area will increase development pressures and may accelerate the timing of further annexations considerations.

Significance:	**Significant**
Mitigation Measures:	None
Residual Significance:	**Significant and unavoidable**

GEOLOGY, SOILS AND SEISMICITY

Impact G-4:	**The project will minimally contribute to cumulative soil erosion or the potential for exposing people to a possible seismic event.**

Geology and soil impacts are site-specific and are not considered substantial in a cumulative scale. Therefore, the project would not contribute to cumulative geologic and soil-related impacts.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**

SURFACE WATER QUALITY

Impact WQ-3:	**The project will cumulatively contribute to increased surface water runoff and degradation to surface water quality.**

Implementation of cumulative development within the cumulative sphere of influence would result in altering the existing topography and increasing the potential for increased runoff volumes and flow rates. The cumulative area is characterized as being relatively flat (0.1 to 1 percent) and sloping to the southeast as is the proposed project. A total of 1,323 acres are planned for a variety of residential, commercial, industrial and other land uses which would contribute to alteration of topsoils. However, this impact is not considered to be significant because the issues associated with soil erosion and surface water quality can be mitigated through grading, drainage, and revegetation features and other efforts identified in Section 4.3.3 and conditions of approval associated with other cumulative projects.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**

AIR QUALITY

Impact AQ-8:	**Cumulative emissions of ozone (O_3) precursors**

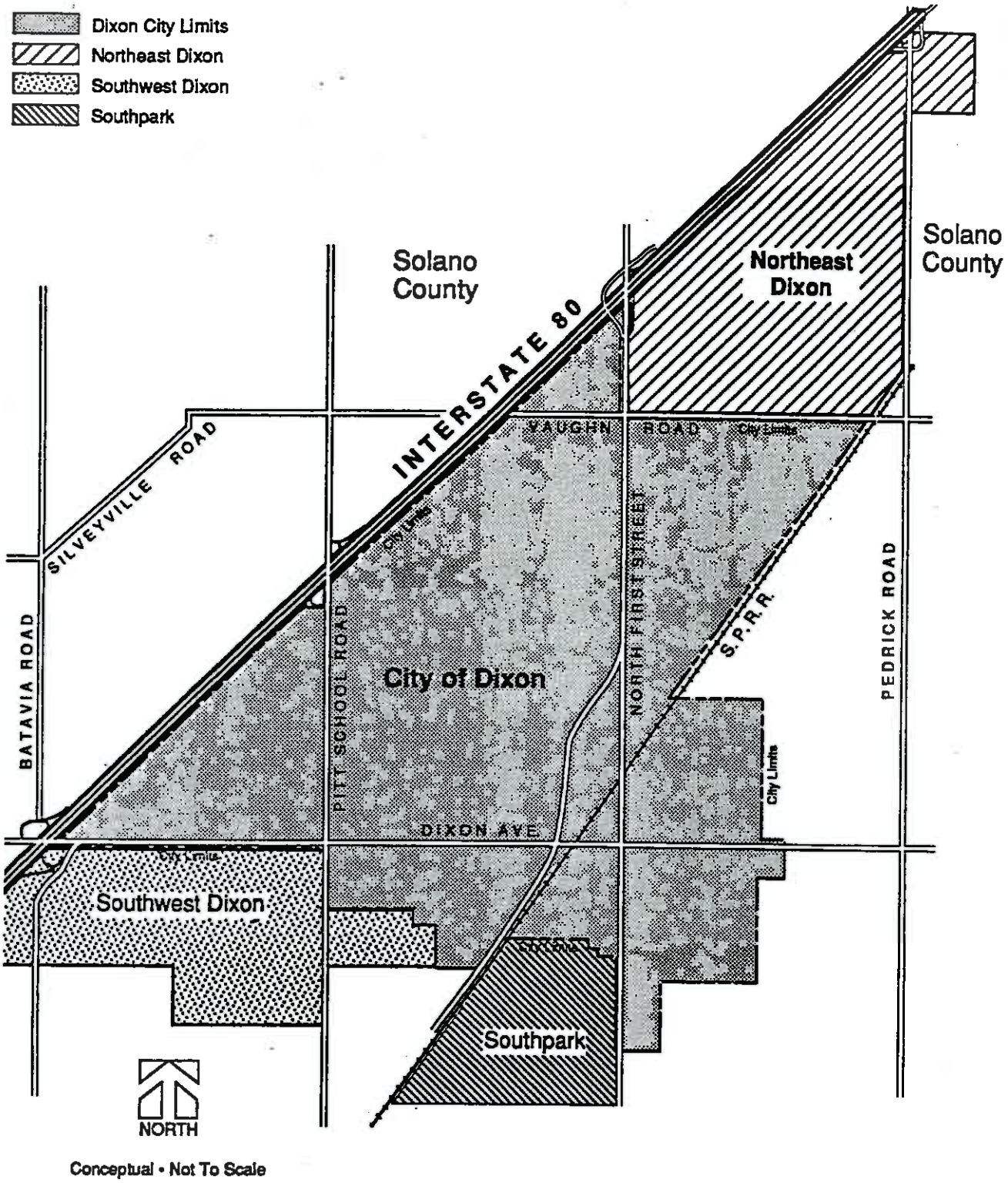

FIGURE 9.1.1
CUMULATIVE PROJECT LOCATIONS

will have the discretion to consider further annexation and development of agricultural land to the northeast of the NQSP area. However, the development of the plan area will increase development pressures and may accelerate the timing of further annexations considerations.

Significance: **Significant**

Mitigation Measures: None

Residual Significance: **Significant and unavoidable**

GEOLOGY, SOILS AND SEISMICITY

Impact G-4: **The project will minimally contribute to cumulative soil erosion or the potential for exposing people to a possible seismic event.**

Geology and soil impacts are site-specific and are not considered substantial in a cumulative scale. Therefore, the project would not contribute to cumulative geologic and soil-related impacts.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

SURFACE WATER QUALITY

Impact WQ-3: **The project will cumulatively contribute to increased surface water runoff and degradation to surface water quality.**

Implementation of cumulative development within the cumulative sphere of influence would result in altering the existing topography and increasing the potential for increased runoff volumes and flow rates. The cumulative area is characterized as being relatively flat (0.1 to 1 percent) and sloping to the southeast as is the proposed project. A total of 1,323 acres are planned for a variety of residential, commercial, industrial and other land uses which would contribute to alteration of topsoils. However, this impact is not considered to be significant because the issues associated with soil erosion and surface water quality can be mitigated through grading, drainage, and revegetation features and other efforts identified in Section 4.3.3 and conditions of approval associated with other cumulative projects.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

AIR QUALITY

Impact AQ-8: **Cumulative emissions of ozone (O_3) precursors**

The region is non-attainment for O_3. The project, contributing to cumulative development, would add to ROG and NO_x emissions, which are O_3 precursors. The YSAQMD has not projected a date for the attainment of the O_3 standard.

Significance: **Significant and unavoidable**

Mitigation Measure AQ-Y:

- Establish a priority system favoring multi-rider vehicles.
- Establish parking pricing strategies.
- Maximize telecommunication, including appropriate network infrastructure.
- Establish satellite offices when appropriate. (Applicable to office/industrial and educational institutions.)
- Offer low-cost financing to employees for the purchase of telecommuting equipment or lend company-owned equipment.
- Provide home-computer link to mainframe computer (via modem) so that employees may complete programming tasks or use computers at home.
- Employer-sponsored subscription buses to supplement or substitute for public transit service.
- Provision of shuttle bus service from an employment center to main transit lines, or during lunch hours to provide employees with access to shopping and restaurants.
- Request minibus, jitney or other para-transit service within the project.
- Request improvement and possible relocation of an existing transit stop or station to serve both new and existing surrounding development.
- Request dedication of bus turnouts or other street designs to accommodate bus travel under the subdivision ordinance.
- Request amenities to increase the convenience and attractiveness of transit stops; i.e., waiting shelters, benches, secure bike parking, public telephone, and posted bus schedules.
- Request convenient bus schedules to accommodate unusual schedules.
- Request free or reduced transit fares for midday central business district trips.
- Provide free bus transfers, free or low-cost bus fares, and bus transit passes.
- Request construction of a transit center that will serve the future project and the community.
- Request development of a park-and-ride lot.

Residual Significance: **Significant and unavoidable**

BIOLOGICAL RESOURCES

Impact B-8: **Project will contribute to a cumulative loss of seasonal freshwater marsh.**

Cumulative development in the Dixon area would result in the conversion of seasonal freshwater marshes and wetlands. The project's potential loss of 5.3-acres of seasonal freshwater marsh habitat is only a small part of cumulative losses. However, the Corps of Engineers and CDFG require a minimum of a 1:1 replacement ratio if protected wetlands are disturbed or destroyed by development.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**

Impact B-9: **Project will contribute to a cumulative disturbance to Swainson's hawk habitat.**

Cumulative development would further disturb the breeding habitat of the Swainson's hawk, thereby contributing to the reduction of its population. The proposed project is located in part of the Swainson's hawk breeding range.

However, the CDFG requires development projects which impact the species habitat to enter into an agreement to ensure adequate mitigation. This is accomplished through a 1:1 replacement ratio of land to be dedicated as Swainson's hawk foraging habitat, or through participation in a CDFG County-wide Habitat Management Plan (CHMP) with other development projects. Therefore, the implementation of mitigation measures B-D and B-E will minimize the cumulative loss to Swainson's hawk foraging habitat.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**

CULTURAL RESOURCES

Impact C-4: **Cumulative impact to archaeological and historic resources.**

Impacts to prehistoric archeological sites and historic resources are specific to the development of each site but are part of the cumulative loss of cultural resources. As such, development of the project area would contribute to the cumulative impact on resources. The City of Dixon, Solano County, and other state agencies have policies for protection and require adequate survey and mitigation to avoid such impacts to these resources.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**

TRAFFIC, CIRCULATION AND ACCESS

Impact T-8: **The cumulative traffic conditions would exceed LOS at six intersections.**

Significance: Significant

Figures 4.7.10, 4.7.11 and 4.7.12 display the traffic scenarios and peak hour intersection traffic forecasts for the study locations roadways for the cumulative condition (2010) with the project, respectively. Table 4.7.11 summarizes the results of the intersection analysis for Cumulative AM and PM Peak Hour Intersection Level of Service.

TABLE 4.7.11
CUMULATIVE AM AND PM PEAK HOUR INTERSECTION LEVEL OF SERVICE

INTERSECTIONS	AM PEAK HOUR LOS	AM PEAK HOUR V/C	PM PEAK HOUR LOS	PM PEAK HOUR V/C
North First Street/I-80 EB Ramp (1)	E	1.00	F	1.32
North First Street/Vaughn Road (2)	C	0.79	F	1.03
North First Street/Industrial Way (3)	A	0.51	B	0.67
North First Street/Stratford Avenue (4)	B	0.62	D	0.83
Pedrick Road/I-80 WB Ramp (5)	F	1.08	F	1.11
Pedrick Road/I-80 EB Ramp (5)	F	1.20	F	1.64
Pedrick Road/Vaughn Road (6)	A	0.34	A	0.47
Pedrick Road/Professional Drive (7)	C	0.76	D	0.84
Pedrick Road/Mistler Road (8)	A	0.55	A	0.49
Professional Drive/Mistler Road (9)	B	0.67	B	0.65
Arterial B/Commercial Drive (10)	D	0.81	E	0.99
North First Street/Arterial B (11)	F	1.45	F	1.86

(1) Number corresponds with intersections on Figure 4.6.2.

The results of the cumulative conditions analysis are similar to that for the existing plus project analysis in that the interchanges of Pedrick Road and North First Street with I-80 would require significant improvements, along with sections of both North First Street and Pedrick Road. Within the project site, the intersection of Arterial B with Commercial Drive is expected to operate unacceptably during the PM peak hour. Like the interchange impacts, this deficiency is a result of the large volumes of traffic entering the site on Arterial B from I-80 via North First Street.

Unacceptable Levels of Service for Various Intersections. including:

- I-80 Westbound Ramps/Pedrick Road (5) - operates at LOS F during both the AM and PM peak hours. The large volume of project traffic, particularly the westbound left turning movement, cannot be adequately accommodated by the existing intersection.
- I-80 Eastbound Ramps/Pedrick Road (5) - operates at LOS F during both the AM and PM peak hours. Heavy eastbound right turns and northbound movements cause unacceptable operations.
- I-80 Eastbound Ramps/North First Street (1) -operates at LOS E during the AM peak hour and LOS F during the PM peak hour. This location is primarily affected by heavy northbound and eastbound turning movements.
- North First Street/Arterial B (11) - operates at LOS F during the AM and the PM peak hour. Heavy southbound left turns and westbound right turns degrade the intersection operations.
- North First Street/Vaughn Road (2) - operates at LOS F during the PM peak hour. The primary cause of the problem is the heavy southbound left turning movements and through movements on North First Street.

- Arterial B/Commercial Drive (10) - operates at LOS E during the PM peak hour because of large volumes of site traffic accessing the site via Arterial B.

Significance:	**Significant**
Mitigation Measure T-L:	Improve the Pedrick Road interchange with Interstate 80. Separate studies, such as Route Concept Approval Studies and Project Study Reports, should be performed in cooperation with Caltrans to determine the ultimate improvements to the interchange and mainline I-80.
Mitigation Measure T-M:	Improve the North First Street interchange with Interstate 80. Separate studies, such as Route Concept Approval Studies and Project Study Reports, should be performed in cooperation with Caltrans to determine the ultimate improvements to the interchange. Direct access should be provided from the interchange ramps into the project site to avoid additional travel on the local street system.
Mitigation Measure T-N:	Construct additional turn lanes at the North First Street/Arterial B intersection. Double left turn lanes are required for the southbound approach of North First Street and the westbound approach of Arterial B. Double right turn lanes are also required for the westbound approach of Arterial B. These improvements, along with the provision of direct site access from the I-80 interchange will improve the operations of the intersection.
Mitigation Measure T-O:	Construct additional turn lanes at the North First Street/Vaughn Road intersection. Double left turn lanes are required for the southbound approach of North First Street and the eastbound approach of Vaughn Road. These improvements, along with the provision of direct site access from the I-80 interchange will improve the operations of the intersection.

The provision of direct site access from the I-80 interchange will reduce the overall traffic volumes at the Arterial B/Commercial Drive intersection, and therefore can improve the operations to acceptable levels.

Residual Significance:	**Less than significant**
Impact T-9:	**The cumulative traffic scenarios for 2010 will result in unacceptable levels of service for various road segments.**

Three major road segments are projected to experience unacceptable levels of service as a result of the project at the following roadways.

- North First Street - between Interstate 80 and Arterial B. Heavy volumes entering and exiting the site will use this route causing unacceptable operations for this four lane road.
- Pedrick Road - between Interstate 80 and Professional Drive. This four-lane road will also experience unacceptable levels of service as a result of the project.

- Interstate 80 - Implementation of the project results in the addition of a significant volume of traffic on Interstate 80.

Significance:	Significant
Mitigation Measure T-P:	Widen North First Street to six lanes between Interstate 80 and Arterial B.
Mitigation Measure T-Q:	Widen Pedrick Road to six lanes between Interstate 80 and Professional Drive.

The above improvements should be implemented when the peak hour volume on the subject roads exceed 3,600 vehicles per hour.

Mitigation Measure T-R:	Contribute to improvements on Interstate 80 adjacent to the project site. A Route Concept Approval Study should be performed in cooperation with Caltrans to determine the ultimate improvements to Interstate 80. The project proponent shall contribute a fair share amount toward these improvements.
Mitigation Measure T-S:	The Pedrick Road Overcrossing of the railroad tracks is mentioned in the General Plan as a possible location to be considered as a part of a separate study. The overcrossing, if implemented, would cross over the railroad tracks and would not affect the traffic forecasts. This shall be considered with all future cumulative development implementing this project.
Impact T-10	**Since the site is not in the City of Dixon, it is not directly served by public transit.**

Since the specific plan includes the provision of bus routes, turnouts, transit shelters and park-and-ride lots and a Transportation Management Plan, sufficient facilities will be in place to accommodate the extension of transit services to the site. Therefore, no further mitigation measures are required.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**
Impact T-11:	**Implementation of the project would increase traffic volumes on surrounding streets which are planned to be used by bicyclists and pedestrians.**
Significance:	**Significant**

Additional traffic-related conflicts will occur with bicyclists and pedestrians along the adjacent street system including Pedrick Road, North First Street and Vaughn Road.

Mitigation Measure T-U:	Ensure Safety in the Design of Road Improvements. Design and implementation of roadway improvements shall ensure

safe and efficient movement of bicyclists and pedestrians, including sidewalk paths, bicycle lanes and signalized crosswalks at major intersections, in accordance with City standards.

Residual Significance: **Less than significant**

Impact T-12: **Implementation of the project includes a bikeway and pedestrian trail system for public use.**

Significance: **Less than significant**

Included in the Northeast Quadrant Specific Plan are provisions for a multimodal Class I trail system throughout the area. This is considered to be a *beneficial impact*. No mitigation is required.

NOISE

Impact N-4: **Cumulative noise impacts**

Implementation of cumulative development in the vicinity of the proposed project and within the City of Dixon would contribute to increases in noise exposures for locations already experiencing noise levels above local and state standards, including land located along I-80. The city is implementing noise performance standards as part of their General Plan update program to protect existing and future sensitive land uses. The potential for increased noise associated with cumulative development would be controlled with these standards and required mitigation measures.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

PUBLIC SERVICES AND UTILITIES

Impact PS-3: **Implementation of cumulative development in the area would generate the need for additional water supply, conveyance, treatment and storage facilities and services.**

Cumulative development would generate the need for approximately 5 mgd of water. This impact is not considered to be significant because the City of Dixon is currently anticipating growth (as identified in the general plan) and public services and utility districts are planning to serve this future growth. It is unlikely that cumulative water needs would exceed the service capacity of local water purveyors if the development of each cumulative project is contingent upon providing evidence for or acquiring an adequate water supply.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

Impact PS-5: **Implementation of cumulative development in the area would generate wastewater which would need to be treated at the City of Dixon wastewater treatment plant.**

Cumulative development would generate approximately 2.5 mgd of wastewater. This impact is not considered to be significant because the City of Dixon is currently anticipating growth and public service and utility districts are planning to serve this future growth. It is unlikely that cumulative wastewater generation would exceed the service capacity of the City of Dixon wastewater treatment plant if the development of each project is contingent upon providing evidence or acquiring an adequate amount of capacity at the plant.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

Impact PS-7: **Implementation of cumulative development in the area would generate solid waste which would need to be disposed of in the B&J Landfill.**

Cumulative development would generate approximately 228,698 pounds of solid waste. This impact is not considered to be significant because this facility is expecting growth. It is unlikely that cumulative solid waste generation would exceed the service capacity of the landfill if development of each cumulative project was to provide and encourage recycling as well as obtain a will serve letter prior to approval of each project.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

Impact PS-9: **Cumulative development in the area would impact existing fire protection and emergency medical aid services.**

This impact is not considered to be significant because existing agencies and services are anticipating growth and future growth would be expected to pay its fair share for facilities and equipment. It is unlikely that cumulative projects would exceed the service capacity of the responsible fire protection agency if they are mitigated with the measures identified above

Significant impacts to existing fire protection and emergency medical aid services would be reduced to a level below significant, if the identified mitigation measures in the previous section are implement.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

Impact PS-11:	**Cumulative development in the area would impact existing police protection services.**

This impact is not considered to be significant because existing agencies are anticipating growth and future growth would be expected to pay its fair share for additional staff, facilities and equipment. It is unlikely that cumulative projects would exceed the service capacity of the DPD if projects are required to mitigate impacts with mitigation measures similar to the mitigation presented below.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**
Impact PS-13:	**Implementation of cumulative development in the area could impact existing educational facilities and services.**

However, this impact is not considered to be significant because existing agencies are anticipating growth and future growth would be expected to pay its fair share for additional teachers, facilities, and equipment. It is unlikely that cumulative projects would exceed the service capacity of the DUSD if projects are required to mitigate impacts with mitigation measures similar to the one presented below.

Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**
Impact PS-15:	**The project will cumulatively contribute to the need for energy in the project area.**
Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**
Impact PS-18:	**The project will have a minimal impact on cumulative park and recreation facilities.**
Significance:	**Less than significant**
Mitigation Measures:	No mitigation required
Residual Significance:	**Less than significant**

VISUAL RESOURCES

Impact VR-4:	**The long-term visual aesthetic issue associated with implementation of cumulative development generally includes the replacement of visual qualities of natural and**

altered open space with urban uses associated with development.

The Dixon General Plan, Solano County General Plan, the Dixon Northeast Quadrant Specific Plan and all other specific plan documents associated with the cumulative development described in Section 2.8 have established goals, policies, guidelines and/or standards for development occurring in the area. As future development projects are proposed, each individual project is subject to separate environmental review by city and county staff members to ensure that visual effects and impacts are minimized. Therefore, cumulative development would not result in cumulative visual aesthetic impacts.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

PUBLIC HEALTH AND SAFETY

Impact PH-5: **Cumulative impacts to public health and safety.**

Development within the NQSP would contribute to the increased presence of hazardous materials in the region. Slight increases of hazardous material shipments, storage and use are not expected to impact public health and safety or the environment as all uses are expected to obey local, state and federal regulations.

Significance: **Less than significant**

Mitigation Measures: No mitigation required

Residual Significance: **Less than significant**

- Maximize telecommunication, including appropriate network infrastructure.
- Establish satellite offices when appropriate. (Applicable to office/industrial and educational institutions.)
- Offer low-cost financing to employees for the purchase of telecommuting equipment or lend company-owned equipment.
- Provide home-computer link to mainframe computer (via modem) so that employees may complete programming tasks or use computers at home.
- Employer-sponsored subscription buses to supplement or substitute for public transit service.
- Provision of shuttle bus service from an employment center to main transit lines, or during lunch hours to provide employees with access to shopping and restaurants.
- Request minibus, jitney or other para-transit service within the project.
- Request improvement and possible relocation of an existing transit stop or station to serve both new and existing surrounding development.
- Request dedication of bus turnouts or other street designs to accommodate bus travel under the subdivision ordinance.
- Request amenities to increase the convenience and attractiveness of transit stops; i.e., waiting shelters, benches, secure bike parking, public telephone, and posted bus schedules.
- Request convenient bus schedules to accommodate unusual schedules.
- Request free or reduced transit fares for midday central business district trips.
- Provide free bus transfers, free or low-cost bus fares, and bus transit passes.
- Request construction of a transit center that will serve the future project and the community.
- Request development of a park-and-ride lot.

Residual Significance: **Significant and unavoidable**

Incentives, such as parking stalls for carpool and vanpool vehicles shall also be exercised.

Mitigation Measure AQ-O: Employee trip reduction and other applicable transportation control measures shall be developed. An annual report shall be prepared to document and demonstrate employee trip reduction.

Mitigation Through Land Use Planning and Site Design

Mitigation Measure AQ-P: Mixed land uses will reduce vehicle trips and vehicle miles traveled (VMT). Supportive land uses shall be sited within walking/biking distance of one another.

Mitigation Measure AQ-Q: Support facilities to encourage modes of transportation other than the automobile shall include pedestrian and bicycle pathways.

Mitigation Measure 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.

Mitigation Measure AQ-S: Secure, convenient indoor or outdoor bike storage racks shall be provided at commercial centers, office buildings, and other places of employment.

Mitigation Measure AQ-T: Street design standards, including landscape areas between the sidewalk and street, night lighting, safe islands in the center of major arterials, automatic street or pedestrian-activated "walk" signals, and adequate "walk" times, shall be enforced.

Mitigation Measure AQ-U: PM_{10} emissions shall be reduced by curtailing fugitive dust through effective landscaping, and paving all vehicle roads and parking lots.

Residual Significance: **Significant and unavoidable**

Impact AQ-8: **Cumulative emissions of ozone (O_3) precursors**

The region is non-attainment for O_3. The project, contributing to cumulative development, would add to ROG and NO_x emissions, which are O_3 precursors. The YSAQMD has not projected a date for the attainment of the O_3 standard.

Significance: **Significant**

The following mitigation measure will help to reduce the cumulative air quality impact; however, this remains as a significant and unavoidable impact.

Mitigation Measure AQ-Y:
- Establish a priority system favoring multi-rider vehicles.
- Establish parking pricing strategies.

project, at full-buildout, would be approximately 7,098.2 pounds per day (lb/day) of CO, 1,258.2 lb/day of NO_x, 709.8 lb/day of ROG, 134.5 lb/day of SO_x, and 1,194.4 lb/day of PM_{10}, as shown on Table 4.4.6, these violate the YSAQMP significance thresholds.

TABLE 4.4.6
DAILY OPERATIONAL EMISSIONS
(POUNDS PER DAY)

Source	Maximum Daily Pollutant Emissions				
	ROG	CO	NOx	PM10	SOx
Highway Commercial	406.0	4002.8	724.8	259.6	77.1
Community Commercial	131.8	1299.2	235.2	84.2	25.0
Prof. & Admin. Office	70.6	736.6	122.5	350.8	13.3
Light Industrial	101.4	1059.6	175.7	499.8	19.1
TOTAL:	709.8	7098.2	1258.2	1194.4	134.5
YSAQMP Significance Thresholds:	80.0	550.0	80.0	80.0	N/A

Residual Significance: **Significant and unavoidable**

Impact AQ-4: **The project plus future (2010) generated emissions will result in violations of ambient CO standards and a net increase of the O_3 precursors.**

Projected traffic conditions in 2010 (Table 4.4.6 and Appendix J) show that the proejct would cause ambient CO standards to be violated locally. Project-generated emissions would also cause a net increase of the O_3 precursors.

Significance: **Significant and unavoidable**

The following mitigation measure will reduce the air quality impacts associated with traffic generated by the NQSP, but it will not result in projected daily operational emissions below the YSAQMP significance thresholds. However, the existing air quality is considered non-attainment, therefore, any additional traffic would be considered significant. Further, regardless of where a development like the NQSP is built in the region, the air impacts would be the same as the proposed project.

The following mitigiation measures will help to reduce air quality impacts. However, this remains as a significant and unavoidable impact.

Mitigation Measure 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.

Mitigation Measure AQ-N: Information shall be provided at various locations within the project site about carpool, vanpool, or transit use facilities.

Impact LU-1: **Prime agricultural land will be converted to non-agricultural use, including 60 acres regulated by Williamson Act Agricultural Preserve.**

The proposed project will convert approximately 483 acres of Class I and approximately 160 acres of Class II soils from an agricultural use to a mixture of business-professional and light industrial land use.. Although the project is consistent with the Dixon General Plan's land use designation, this conversion will represent a significant physical change to the existing agricultural use of the site and a conversion of prime agricultural land to a non-agricultural use.

Significance: **Significant**

Mitigation Measures: None

Residual Significance: **Significant and unavoidable**

Impact LU-7: **Cumulative impact - Growth inducement.**

The NQSP will result in the conversion of prime agricultural land to a non-agricultural use and will have the potential to extend development further northeast than projected by either the Solano County or City of Dixon General Plans at this time.

The extension of urban services into an undeveloped area often has the potential to have growth inducing implications. Although the NQSP is designated for urban development by the Dixon General Plan, the adjacent land is planned for agriculture. Future decision makers will have the discretion to consider further annexation and development of agricultural land to the northeast of the NQSP area. However, the development of the plan area will increase development pressures and may accelerate the timing of further annexations considerations.

Significance: **Significant**

Mitigation Measures: None

Residual Significance: **Significant and unavoidable**

Impact AQ-2: **Existing air quality in the project area currently exceeds the YSAQMD's threshold of significance for O_3 and PM_{10}.**

Significance: **Significant and unavoidable**

Impact AQ-3: **Long-term mobile sources of air pollution will result from implementation of the NQSP.**

Significance: **Significant**

Long-term air quality impacts occur due to air pollutant emissions from both mobile and stationary sources. The emissions attributable to the project are primarily from project-generated motor vehicle traffic, which could increase ambient air pollutant concentrations.

Operational air quality impacts from the proposed land uses per day would result primarily from 99,124 additional motor vehicle trips generated by the project. Using URBEMIS 3, an emissions estimating program developed by the ARB, traffic-generated emissions from the

11.1 EIR AUTHORS

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Anderson Consulting Group (Geotechnical Engineering)
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Sugnet & Associates (Biology and Wetlands)
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John Pitalo

11.2 PERSONS CONSULTED

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David Harris, City Manager

Dixon (Department of Public Works)
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Ron Bernal, Associate Engineer
Jeff Dutra

City of Dixon (Parks and Recreation Department)
Randy Davis, Director

City of Dixon (Police Department)
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City of Dixon (Fire Department Authority)
Chief RickDorris

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B&J Sanitary Landfill
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Mike Hardesty

Solano Irrigation District
Darrell Rosenkild, Director of Water Operations

12.1 DOCUMENTS INCORPORATED BY REFERENCE

The following documents are incorporated into this EIR by reference and have been utilized frequently by direct inclusion or summary. These documents are available at the City of Dixon's Community Development Department for review.

- City of Dixon Environmental Assessment, prepared by Duncan & Jones, 1993
- City of Dixon Environmental Assessment Response to Comments, prepared by Duncan & Jones, 1993
- City of Dixon Final Draft General Plan, prepared by Duncan & Jones, 1993
- City of Dixon Zoning Ordinance, 1992
- Solano County General Plan, prepared by Sedway/Cooke, 1977
- Preliminary Investigations of Storm Drainage, Wastewater, Water System, and Street Improvements Within the Northeast Quadrant Specific Plan, prepared by Morton Pitalo, 1993
- The Northeast Quadrant Specific Plan, prepared by Wade Associates, 1993
- Draft CEQA Review Handbook, Determination of Significance, Yolo/Solano Air Quality Management District, January 1993.
- Yolo/Solano Air Pollution Control District Air Quality Attainment Plan, Volume 1, Overview, Yolo/Solano Air Quality Management District, February 1992.
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- Yolo/Solano Air Pollution Control District Air Quality Attainment Plan, Volume 4, Stationary Source Control Program, Yolo/Solano Air Quality Management District, February 1992.
- Soil Survey of Solano County, California, United States Department of Agriculture, Soil Conservation Service, in cooperation with University of California Agricultural Experiment Station, May 1977.
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Preliminary Investigations of Storm Drainage, Wastewater, Water System, and Street Improvements, The Northeast Quadrant Specific Plan, Morton & Pitalo, September 16, 1993.

Preliminary Site Assessment, Vaughn Road PSA, Dixon, Solano County, California, Anderson Consulting Group, July 12, 1993.

Resource Conservation & Open Space Plan, (Phase 2), Solano County, California, A Part of the Environmental Resource Management Element of the Solano County General Plan, May 1981.

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Soil Survey of Solano County, California, United States Department of Agriculture, Soil Conservation Service, in cooperation with University of California Agricultural Experiment Station, May 1977.

Solano Congestion Management Program 1991, Solano Transportation Authority.

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Standards and Procedures for the Evaluation of Annexation Proposals Submitted to the Solano County Local Agency Formation Commission, The Solano County Local Formation Commission, May 1987.

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Yolo/Solano Air Pollution Control District Air Quality Attainment Plan, Volume 3, Public Education Program, Yolo/Solano Air Quality Management District, February 1992.

Yolo/Solano Air Pollution Control District Air Quality Attainment Plan, Volume 4, Stationary Source Control Program, Yolo/Solano Air Quality Management District, February 1992.

Routing for Annexations

City of Dixon
City Manager
City Clerk
Assistant Planner
Community Development Technician
Senior Building Inspector
Public Works Director
Finance Director
Recreation Director
Police Chief
Fire Chief

Outside Agencies
Solano Irrigation District
Solano County Planning Dept.
Solano County LAFCO
Solano Economic Development Corp.
Solano County Health Department(Environmental Management)
Solano County Public Works
State Clearing House Office of Planning & Research
Silveyville Cemetery Dist.
Chamber of Commerce
Dixon May Fair
Pacific Bell
PG & E
Sonic Cable Television
Dixon Unified School District
Resources Conservation District
Caltrans, District 10
Yolo-Solano Air Pollution Control District

All applicants and agents

RECEIVED JUN 0 3 1993

LETTER OF TRANSMITTAL

To: Brian Collett
WADE ASSOCIATES
2150-A Douglas Boulevard, Ste.220
Roseville, CA 95661

Date: June 2, 1993

Copy To:

Subject:

Notice of Preparation Routing

WE ARE TRANSMITTING:

- [x] As You Requested
- [ ] Herewith
- [ ] Under Separate Cover

THE FOLLOWING:

A copy of the list of people and agencies who received the NOP for the Northeast Quadrant EIR

THESE ARE FOR:

- [ ] Your File
- [ ] Your Approval
- [ ] Recording
- [ ] Payment
- [ ] Return
- [ ]

REMARKS:

This list is the standard routing list used for environmental notices for the proposed annexations, specific plans, and EIRs.

Very truly yours,

By Tasha Huston

Tasha Huston

Title Assistant Planner

City of Dixon

600 East A Street • Dixon, California 95620 • (916) 678-7000

XXII. DISCUSSION OF ENVIRONMENTAL EVALUATION.

(This section may be filled out by using narrative, or by using a form, such as the example given in the CEQA Guidelines.)

XXIII. DISCUSSION OF LAND USE IMPACTS.

(An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls.)

XXIV. DETERMINATION.

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

a) I find that the proposed project *could not* have a significant effect on the environment, and

A NEGATIVE DECLARATION will be prepared ..... ☐

b) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the *mitigation* measures described on an attached sheet have been added to the project.

A NEGATIVE DECLARATION will be prepared ..... ☐

c) I find the proposed project *may* have a significant effect on the environment, and

An ENVIRONMENTAL IMPACT REPORT is required ..... ☑

Signature

Jim Louie
Print Name

City of Dixon
For

Oct 30, 1992
Date

(Note: This is only a suggested form pursuant to CEQA Guidelines, *Section 15063(d). Public agencies are free to devise their own format for initial studies. However, the* ***DETERMINATION*** *is an essential component of this form.)*

XVI. UTILITIES and SERVICE SYSTEMS. *Will the proposal result in a need for new systems, or substantial alterations to the following utilities:*

a) Power or natural gas?	☒	☐	☐
b) Communications systems?	☒	☐	☐
c) Water?	☒	☐	☐
d) Sewer or septic tanks?	☒	☐	☐
e) Storm water drainage?	☒	☐	☐
f) Solid waste and disposal?	☒	☐	☐

XVII. HUMAN HEALTH. *Will the proposal result in:*

a) Creation of any health hazard or potential health hazard (excluding mental health)?	☐	☐	☒
b) Exposure of people to potential health hazards?	☐	☐	☒

XVIII. AESTHETICS. *Will the proposal result in:*

a) The obstruction of any scenic vista or view open to the public?	☐	☒	☐
b) The creation of an aesthetically offensive site open to public view?	☐	☒	☐

XIX. RECREATION. *Will the proposal result in:*

a) Impact upon the quality or quantity of existing recreational opportunities?	☐	☐	☒

XX. CULTURAL RESOURCES. *Will the proposal:*

a) Result in the alteration of or the destruction of a prehistoric or historic archaeological site?	☐	☒	☐
b) Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	☐	☒	☐
c) Have the potential to cause a physical change which would affect unique ethnic cultural values?	☐	☐	☒
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) **Potential to degrade:** Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐
b) **Short-term:** Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively, brief, definitive period of time. Long-term impacts will endure well into the future.)	☐	☒	☐
c) **Cumulative:** Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant.)	☒	☐	☐
d) **Substantial adverse:** Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐

VIII. LAND USE. *Will the proposal result in:*			
a) Substantial alteration of the present or planned land use of an area?	☒	☐	☐
IX. NATURAL RESOURCES. *Will the proposal result in:*			
a) Increase in the rate of use of any natural resources?	☐	☐	☒
X. RISK OF UPSET. *Will the proposal involve:*			
a) A risk of an explosion or the release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	☐	☒	☐
b) Possible interference with an emergency response plan or an emergency evacuation plan?	☐	☐	☒
XI. POPULATION. *Will the proposal:*			
a) Alter the location, distribution, density or growth rate of the human population of an area?	☒	☐	☐
XII. HOUSING. *Will the proposal:*			
a) Affect existing housing, or create a demand for additional housing?	☒	☐	☐
XIII. TRANSPORTATION/CIRCULATION. *Will the proposal result in:*			
a) Generation of substantial additional vehicular movement?	☒	☐	☐
b) Effects on existing parking facilities, or demand for new parking?	☐	☒	☐
c) Substantial impact upon existing transportation systems?	☐	☒	☐
d) Alterations to present patterns of circulation or movement of people and/or goods?	☒	☐	☐
e) Alterations to waterborne, rail or air traffic?	☐	☒	☐
f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	☐	☒	☐
XIV. PUBLIC SERVICES. *Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:*			
a) Fire protection?	☒	☐	☐
b) Police protection?	☒	☐	☐
c) Schools?	☐	☒	☐
d) Parks or other recreational facilities?	☐	☒	☐
e) Maintenance of public facilities, including roads?	☒	☐	☐
f) Other governmental services?	☒	☐	☐
XV. ENERGY. *Will the proposal result in:*			
a) Use of substantial amounts of fuel or energy?	☐	☒	☐
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	☐	☒	☐

II. AIR. *Will the proposal result in:*

a) Substantial air emissions or deterioration of ambient air quality?	☐	☒	☐
b) The creation of objectionable odors?	☐	☒	☐
c) Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	☐	☐	☒

III. WATER. *Will the proposal result in:*

a) Changes in currents, or the course of direction of water movements, in either marine or freshwaters?	☐	☐	☒
b) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	☒	☐	☐
c) Alterations to the course or flow of flood waters?	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☒
e) Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	☐	☐	☒
f) Alteration of the direction or rate of flow of ground waters?	☐	☐	☒
g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	☐	☐	☒
h) Substantial reduction in the amount of water otherwise available for public water supplies?	☐	☒	☐
i) Exposure of people or property to water related hazards such as flooding or tidal waves?	☐	☐	☒

IV. PLANT LIFE. *Will the proposal result in:*

a) Change in the diversity of species, or number or any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	☐	☒	☐
b) Reduction of the numbers of any unique, rare, or endangered species of plants?	☐	☒	☐
c) Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	☐	☒	☐
d) Reduction in acreage of any agricultural crop?	☒	☐	☐

V. ANIMAL LIFE. *Will the proposal result in:*

a) Change in the diversity of species, or numbers of any species of animals (birds: land animals, including reptiles; fish and shellfish, benthic organisms or insects)?	☐	☒	☐
b) Reduction of the numbers of any unique, rare, or endangered species or animals?	☐	☒	☐
c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	☐	☐	☒
d) Deterioration to existing fish or wildlife habitat?	☒	☐	☐

VI. NOISE. *Will the proposal result in:*

a) Increases in existing noise levels?	☒	☐	☐
b) Exposure of people to severe noise levels?	☒	☐	☐

VII. LIGHT and GLARE. *Will the proposal:*

a) Produce new light or glare?	☒	☐	☐

ENVIRONMENTAL CHECKLIST FORM
(To be completed by Lead Agency)

Title of Proposal: Dixon Northeast Quadrant Annexation and Specific Plan

Date Checklist Submitted: 10/30/92

Agency Requiring Checklist: City of Dixon

Agency Address: 600 East A Street

City/State/Zip: Dixon, California 95620

Agency Contact: Jim Louie Phone: (916) 678-7000

PROJECT LOCATION: Dixon (*City*) Solano County (*County*)

PROJECT ADDRESS: North First Street/I-80/Vaughn Road/Pedrick Road

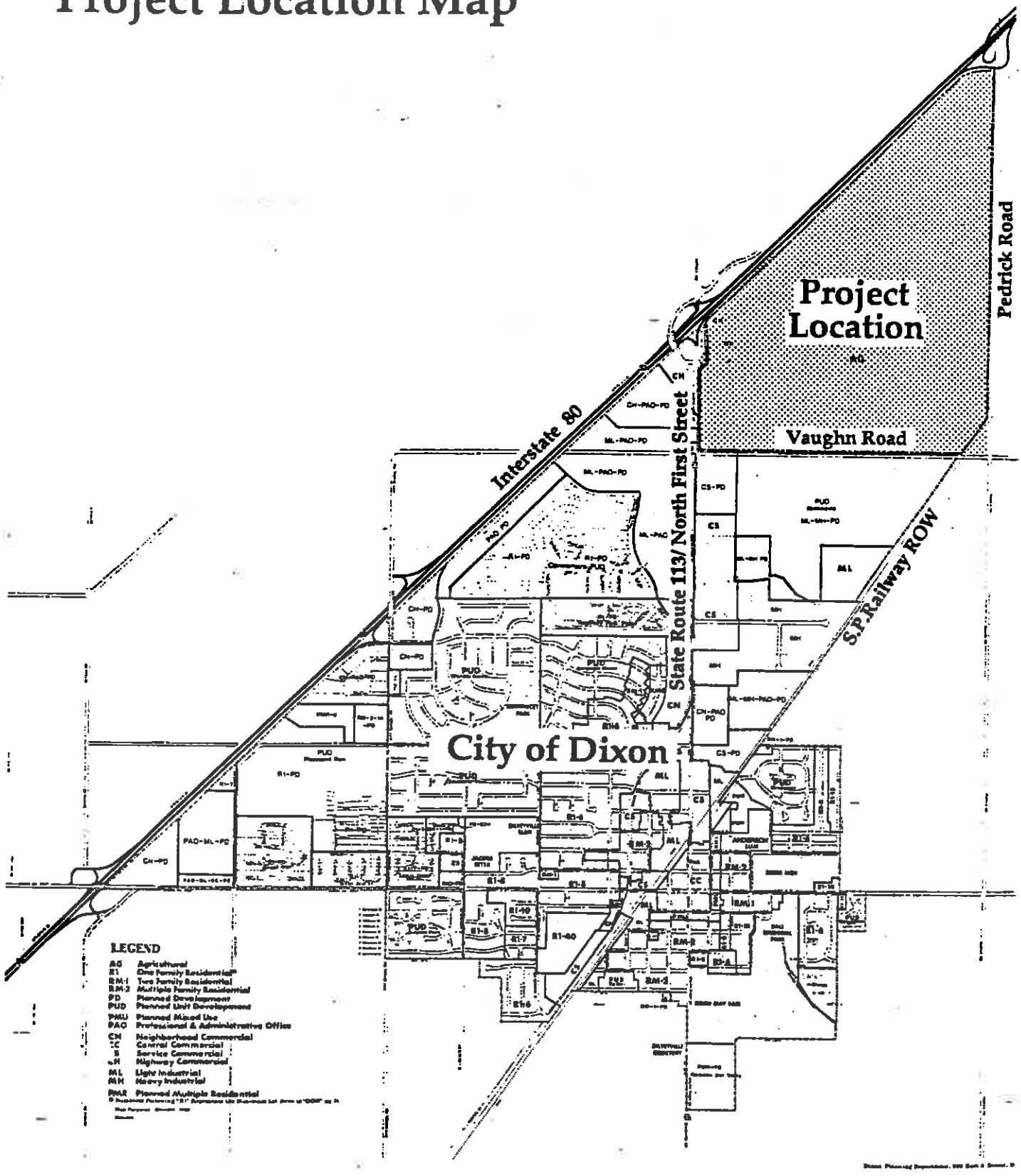
DESCRIPTION OF PROJECT: The preparation of a specific plan for, and the annexation of 583 acres of land located south of I-80 and east of S.R. 113. The current General Plan designates the properties primarily for agricultural use. The applicant is proposing to annex the area to the City of Dixon.

ENVIRONMENTAL IMPACTS:

(CEQA requires that an explanation of all "yes" and "maybe" answers be provided along with this checklist, including a discussion of ways to mitigate the significant effects identified. You may attach separate sheets with the explanations on them.)

	Yes	*Maybe*	*No*
I. EARTH. *Will the proposal result in:*			
a) Unstable earth conditions or in changes in geologic substructures?	☐	☐	☒
b) Disruptions, displacements, compaction or overcovering of the soil?	☐	☒	☐
c) Change in topography or ground surface relief features?	☐	☒	☐
d) The destruction, covering or modification of any unique geologic or physical features?	☐	☐	☒
e) Any increase in wind or water erosion of soils, either on or off the site?	☐	☒	☐
f) Changes in deposition or erosion of beachsands, or changes in siltation, deposition or erosion whichmay modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	☐	☐	☒
g) Exposure of people or property to geologic hazards, such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	☐	☐	☒

Project Location Map



Notice of Preparation

Date_____

To:_____

Address:_____

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the Northeast Quadrant Area of the City of Dixon**

Lead Agency:
City of Dixon
600 East Street,
Dixon, CA. 95620
Tel: (916) 678-7000
Contact: Mr Jim Louie

Consulting Firm:
Wade Associates
2150A Douglas Boulevard, Suite 220
Roseville CA. 95661
Tel: (916) 783-8980
Contact: Mr David Wade

The City of Dixon will be the Lead Agency and will coordinate and monitor this environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached material. A copy of the Initial Study is(is not) attached.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but ***not later than 30 days*** afer receipt of this notice.

Please send your response to **David Wade** at the consulting firm's address shown above. Also, we will need the name for a contact person in your agency.

Project Title:	Specific Plan for the Northeast Quadrant Area of the City of Dixon
Project Location:	The area south of I-80, east of S.R. 113 / North First Street and west of Pedrick Road adjoining the City of Dixon in SolanoCounty.

Project Description: The project involves the preparation of a Specific Plan for, and the annexation of 583 acres of land located south of I-80 and east of S.R 113. The current General Plan designates the properties for primarily agricultural uses. The applicant(s) is proposing to annex the area to the City of Dixon. General Plan Amendment and Prezoning to commercial, office and light industrial uses are requested.

Date:_____ Signature_____

Title:_____

Telephone_____

Ref: *California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375*

NOTICE OF PREPARATION

NOTICE OF PREPARATION RESPONSES

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, Governor

DEPARTMENT OF FISH AND GAME
REGION 2
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670
(916) 355-7020

December 23, 1992

Mr. David Wade
City of Dixon
600 East Street
Dixon, California 95620

Dear Mr. Wade:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Specific Plan for Northeast Quadrant Area of Dixon, SCH 92113073. The project is located between Pedrick Road on the east, North First Street (State Route 113) on the west, Interstate 80 on the north and Vaughn Road on the south, just northeast of the city limits of the city of Dixon in Solano County.

This project involves the preparation of a specific Plan for, and the annexation of, 583 acres of land. Also requested, is a General Plan Amendment and prezoning to commercial, office and light industrial. The current General Plan designates the properties for primarily agricultural uses.

Wildlife habitat conditions on-site consist of mostly intensively farmed agricultural fields, an orchard, and irrigated pasture land. Large mature trees are associated with the North First Street/I-80 intersection as screening for the homesite and livestock auction yard at that location, and a few incidental trees are found around other farm homesites within this project area.

Putah Creek, which is approximately four miles north of this site, supports a large population of State-threatened Swainson's hawks, (Buteo Swainsoni). The DFG records indicate that there are a minimum of 12 Swainson's hawk nest sites on Putah Creek and as many as 25 within a ten mile radius of the proposed project site. The total Statewide estimated population of Swainson's hawks is only 550 nesting pair.

Agricultural lands in the proximity of raptor nesting territories provide critical forage habitat for Swainson's hawks, as well as many other wildlife species. The proposed project has the potential to eliminate 500-plus acres of foraging area for the Swainson's hawk and other resident migrant raptors. The DFG

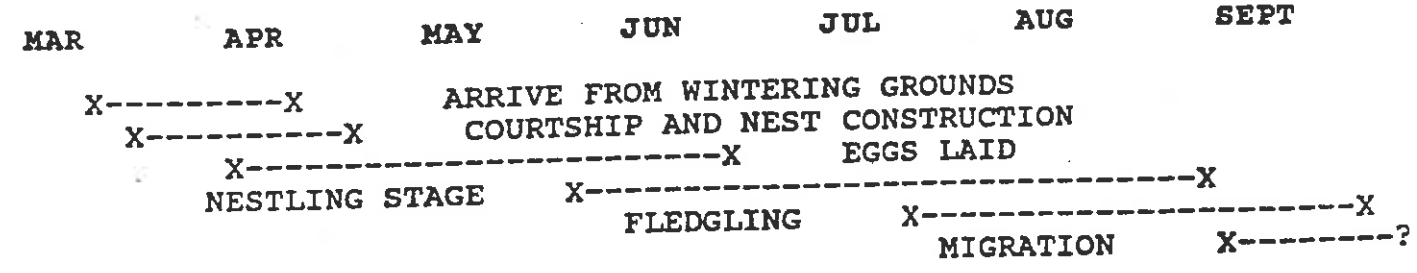
NATURAL HISTORY

The Swainson's hawk is a large, broad winged buteo which frequents open county. Approximately the same size as a red-tailed hawk (Buteo jamaicensis), but trimmer, Swainson's hawks weigh approximately 800 - 1100 g (1 3/4 - 2 lbs), and have about a 125 cm. (4+') wingspan. The basic body plumage may be highly variable and is characterized by several color phases - light, dark, and rufous. In dark phase birds, the entire body of the bird may be sooty black. Adult birds generally have dark backs. The ventral or underneath sections may be light with a characteristic dark, wide "bib" from the lower throat down to the upper breast. The tail is gray ventrally with a subterminal dusky band, and narrow, less conspicuous barring proximally. The sexes are similar in appearance; females however, are slightly larger than males, as is the case in most sexually dimorphic raptors. There are no recognized subspecies (Palmer 1988).

The Swainson's hawk is a long distance migrator, leaving nesting grounds in northwestern Canada, the western U.S. and Mexico, most populations migrate to wintering grounds in the open pampas areas of South America (Argentina, Uruguay, southern Brazil). This round trip journey may exceed 14,000 miles. The birds will return to the nesting grounds in early March to establish breeding territories.

Swainson's hawks are monogamous and will remain so until the loss of a mate (Palmer 1988). Nest construction and courtship continues through April. The clutch (commonly 3-4 eggs) is commonly laid in early-April to early-May. However, may extend significantly later. Incubation lasts 34-35 days, with both parents participating in the brooding of eggs and young. The young leave the nest approximately 42-44 days after hatching. The young remain with their parents and gain hunting practice until they depart on migration in the fall. Large groups (up to 100+ birds) may congregate in holding areas in the fall and may delay migration depending upon forage availability. The specific purpose of these congregation areas is as yet unknown, but is likely related to the timing of migration, the learning of migration routes for each year's young, and provides a pairing and courtship opportunity for unattached adults.

General Reproductive Chronology



FORAGING REQUIREMENTS

Swainson's hawk nests in the Central Valley of California are generally found in scattered trees or along riparian systems adjacent to agricultural fields or pastures. These open fields and pastures are the primary forage areas. Major prey items for Central Valley birds include: California voles (Microtus californicus), valley pocket gophers (Thomomys bottae), deer mice (Peromyscus maniculatus), California ground squirrels (Spermophilus beecheyi), mourning doves (Zenaida macroura), ring-necked pheasants (Phasianus colchicus), meadowlarks (Sturnella neglecta), other passerines, grasshoppers (Conocephalinae), crickets (Gryllidae), and silphadids (Estep 1989). Swainson's hawks generally search for prey by soaring in open country and agricultural fields similar to northern harriers (Circus cyaneus) and ferruginous hawks (Buteo regalis). Often many hawks may be seen foraging together following tractors or other farm equipment capturing prey escaping from farming operations. During the breeding season, Swainson's hawks eat mainly vertebrates (small rodents and reptiles), whereas during migration vast numbers of insects are consumed (Palmer 1988).

Department of Fish and Game funded research has documented the importance of suitable foraging habitats (e.g., native grasslands, pasture lands, alfalfa and other hay crops, and combinations of hay grain and row crops) within an energetically efficient flight distance from active Swainson's hawk nests (Estep pers. comm.). Recent telemetry studies to determine foraging requirements have shown that birds may utilize in excess of 15,000 acres of habitat or range up to 18.0 miles from the nest in search of prey (Estep 1989). The area needed for foraging is determined by crop types, agricultural practices, harvesting regimes, prey abundance, and availability. Estep (1989) found that 73.4% of observed prey captures were in fields being harvested, disced, mowed, or irrigated. Some of the preferred foraging habitats for Swainson's hawks include: (1) Alfalfa - low prey abundance but steady prey accessibility. (2) Fallow fields - high prey abundance and prey accessibility if not dominated by thistle. (3) Beet and Tomato fields - largest prey populations but dense cover reduces prey accessibility, except during harvesting operations when Swainson's hawks have been observed foraging almost exclusively in these fields from late-July to early-September. (4) Dry-land pasture provided the primary forage area for 1 radioed pair, and appears to be an important foraging area. (5) Irrigated pasture provides some forage habitat, especially during flooding. (6) Rice land appears to provide valuable early season (prior to flooding) and late season (fall and winter migration periods) foraging habitat. Unsuitable foraging habitat types include any crop where prey are not available due to the high density of vegetation, or have low abundance of prey such as vineyards, mature orchards, and cotton fields.

NESTING REQUIREMENTS

Swainson's hawks nest throughout most of the floor of the Central Valley, although nesting habitat is fragmented and unevenly distributed. More than 85% of the known nests in the Central Valley are within riparian systems in Sacramento, Yolo, and San Joaquin Counties. Much of the potential nesting habitat remaining in this area is in riparian forests, lone trees, oak groves, and roadside trees. The riparian areas are generally adjacent to and within easy flying distance to alfalfa or hay fields. Department research has shown that valley oaks (Quercus lobata), Fremont's cottonwood (Poplus fremontii), willows (Salix spp.), sycamores (Platanus spp.), and walnut (Juglans spp.) are the preferred nest trees for Swainson's hawks (Bloom 1980, Estep 1989).

FALL AND WINTER MIGRATION HABITATS

During their annual fall and winter migration periods. Swainson's hawks may congregate in large groups (up to 100+ birds) Some of these sites may be used during delayed migration periods lasting up to three months. Such sites have been identified in Yolo and San Joaquin Counties. Specific protection is needed for these areas and surrounding foraging areas.

HISTORICAL AND CURRENT POPULATION STATUS

The Swainson's Hawk was historically (ca 1900) regarded as one of the most common and numerous raptor species in the state, so much so that they were often not given special mention in field notes. The breeding population has declined by an estimated 91% in California since the turn of the century (Bloom 1980). The historical Swainson's hawk population estimate, based on current densities and estimates of former available habitat, is 4,284 - 17,136 pairs (Bloom 1980). In 1979, approximately 375 ±50 breeding pairs of Swainson's hawks were estimated in California, and 280 (75%) of those pairs were estimated to be in the Central Valley (Bloom 1980). In 1988, 241 active breeding pairs were found in the Central Valley, with an additional 78 active pairs known in northeastern California. The 1989 population estimate was 430 pairs for the Central Valley and 550 pairs statewide. This difference in population estimates reflect increased survey intensity, not an actual population increase.

REASONS FOR DECLINE

The dramatic population decline from historic levels has been attributed to loss of native nesting and foraging habitat, and more recently from the conversion of agriculture to urban land uses, changes to incompatible crop types and loss of suitable nesting trees. In addition, pesticides, shooting, disturbance at the nest site, and other disturbances on wintering areas may have contributed to their decline. The loss of nesting habitat within riparian areas has been accelerated by flood control practices and bank stabilization programs. Smith (1977) estimated that in 1850 over 770,000 acres of riparian habitat were present in the Sacramento Valley alone. Today less than 12,000 acres of riparian habitat remain. A 98% decrease in riparian vegetation has been documented within the Central Valley (Katibah 1983).

In summary, management needs of the Central Valley population of Swainson's hawks include ensuring the availability of suitable nesting habitat through the 1) preservation and recruitment of suitable nesting trees, 2) protection of existing nesting habitat from destruction or disturbance, 3) maintenance of compatible agricultural practices to preserve forage habitat, and 4) mitigation for loss of breeding and/or foraging habitat. Coordination and cooperation with local agencies must be continued to prevent further habitat destruction from development projects.

MITIGATION CRITERIA

GOAL: NO NET LOSS OF SWAINSON'S HAWK NESTING OR FORAGING HABITAT VALUE

I. Consultation under California Environmental Quality Act (CEQA) and/or California Endangered Species Act (CESA).

A. Project Consultation

Project proponent should consult with the DFG regarding take of an endangered species or its habitat pursuant to CESA, and appropriate Fish and Game Code Sections.

1. Pursuant to Article 4 of CESA, State agencies are required to consult with the DFG to ensure that any action authorized, funded or carried out by that state agency will not jeopardize the continued existence of any endangered species.

2. Any project public or private which results in the take of nesting or foraging habitat must enter into a management agreement and take permit with the DFG under Fish and Game Code Section 2081

B. CEQA and Subdivision Map Act

Project proponents are encouraged to consult the Department's California Natural Diversity Data Base and Nongame Section to receive updated locational information regarding active Swainson's hawk territories. Due to the complexities of individual cases, it is advisable that developers or others planning projects or actions that may impact one or more Swainson's hawk territories initiate communication with the Department as early as possible.

1. CEQA Guidelines Sec. 15065 directs that a mandatory finding of significance is required for projects that have the potential to substantially degrade or reduce the habitat of, or restrict the range of a threatened or endangered species. CEQA requires agencies to implement feasible mitigation measures or feasible alternatives identified in EIR's for projects which will otherwise cause significant adverse impacts (Sections 21002, 21081, 21083; Guidelines, sections 15002, subd. (a)(3), 15021, subd. (a)(2), 15091, subd. (a).).

To be legally adequate, mitigation measures must be capable of "avoiding the impact altogether by not taking a certain action or parts of an action"; "minimizing impacts by limiting the degree or magnitude of the action and its implementation"; "rectifying the impact by repairing, rehabilitating or restoring the impacted environment"; "or reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action." (Guidelines, section 15370).

2. Section 66474 (e) of the Subdivision Map Act states "a legislative body of a city or county shall deny approval of a tentative map or parcel map for which a tentative map was not required, if it makes any of the following findings:...(e) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat". In recent court cases, the court upheld that Section 66474(e) provides for environmental impact review separate from and independent of the requirements of CEQA (Topanga Assn. for a Scenic Community v. County of Los Angeles, 263 Cal. Rptr. 214 (1989).). The finding in Section 66474 is in addition to the requirements for the preparation of an EIR or Negative Declaration.

II. **Maintenance of breeding pairs and their habitat.**

A. Prevention of disturbance at the nest site.

1. No disturbance should occur within 1/2 mile of an active nest between March 1 - August 15 or until fledglings are no longer dependent upon nest tree habitat. Recent experience indicates this may be as late as September 15. If the nest tree is to be removed and fledglings are present, the nest tree may not be removed until September 15 or until the DFG has determined that the young are no longer dependent on the nest tree. If construction or other project related activities which may cause nest abandonment or forced fledging are proposed within this 1/2 mile buffer zone, intensive monitoring (funded by the project sponsor) by a Department approved raptor biologist will be required. Exact implementation of this measure will be based upon specific information at the project site.

B. Prevention of loss of nest trees.

1. Projects should be designed to avoid direct and indirect impacts to nest trees.

2. Revegetation of historical nesting habitat with suitable native nest trees species (e.g., oaks, cottonwoods, sycamores, etc.) adjacent to adequate forage habitat shall be undertaken. Sites at least five acres in size are recommended.

C. Maintenance of sufficient foraging habitat to support breeding pairs and successful fledging of young.

1. Impact avoidance and project alternatives must be thoroughly analyzed and discussed with DFG representatives prior to adverse modification of foraging habitat as required by CEQA (Section 21002; Guidelines sec. 15002, 15021, 15126, 21100). This discussion must focus on alternatives capable of either eliminating any significant adverse environmental effect or reducing them to a level less than significant, even if such alternatives would be more costly or to some degree impede the project's objectives.

2. Potential foraging areas are described as identified foraging habitat types located within a 10-mile radius from an active Swainson's hawk nesting territory. Any adverse modification of these foraging areas may require mitigation for loss of foraging habitat. The criteria for assessing this mitigation is as follows:

   a. Territory must have been used at least once historically (as determined by DFG Swainson's hawk nesting records or other confirmed sources).

   b. Mitigation will be required for all lands within the defined foraging area (10 miles), excluding the following: Lands which are currently in urban use or lands that have no existing or potential value for foraging Swainson's hawks as determined by site specific surveys by a DFG approved raptor biologist.

c. Mitigation for foraging areas shall be a minimum 1:1 acre ratio (i.e., 1 acre replacement for each 1 acre loss of habitat) and with a minimum of 10% acquired in fee and actually managed for Swainson's hawk habitat. Increased mitigation ratios may be necessary in certain instances in order to maintain adequate foraging habitat to support Swainson's hawk populations or if a project site provides breeding or foraging habitat for more than one pair. Due to its seasonal availability and potential high value during limited periods, mitigation for rice lands shall be at a minimum of 0.5:1 ratio. Lands shall be considered as rice habitat only if farmed to rice for seven of the ten previous years and 15 of the previous 20 years.

Habitat management plans for several areas are currently being prepared which may identify new information regarding habitat requirements for nesting pairs. Therefore, these criteria are to be considered interim guidelines and mitigation ratios may increase for future projects based on additional information from scientific research on this species.

D. Retention of Habitat

Retain and create sufficient quality habitat to maintain existing population levels and to allow for future population increases to meet recovery goals for the Swainson's hawk (as to be determined by the Swainson's Hawk Recovery Plan).

1. Restoration and enhancement of Swainson's hawk nesting and foraging habitats through the creation and establishment of habitat management areas.

   a. Mitigation areas must meet the following minimum criteria:

      i. Minimum acreage size of 1,280 contiguous or semi-contiguous acres of suitable habitat. Smaller individual projects may participate in mitigation banks or fee assessment programs to acquire the minimum acreage needed to support a nesting pair.

ii. Creation or enhancement of oak and riparian woodlands may be required for some projects. These riparian areas should be of appropriate width, with the successful establishment of native riparian species, such as: cottonwoods, oaks, sycamores, and willows. Revegetation plans submitted by the project sponsor shall include but are not limited to the following:

(a) Tree densities

(b) Species compositions

(c) Amount of cover

(d) Compensated revegetation for loss due to fire or pests

iii. Agriculture practices shall be incorporated into the bank or mitigation area to produce crop types such as but not limited to: alfalfa, dry pasture or native grasslands, or other crops which are compatible for foraging Swainson's hawks.

iv. Fee title to land or permanent conservation easements obtained for the Department of Fish and Game, or its designee.

v. Management, enhancement, restoration, and operation plans must be incorporated with the mitigation plan and implemented by the project proponent prior to project construction.

vi. Project proponent would be responsible for the successful establishment of Swainson's hawk nesting/foraging areas in perpetuity. Monitoring programs will require an annual written review submitted to the DFG for the first 5 years, and thereafter written reviews will be required every 3-5 years for private mitigation projects.

III. Restoration of Swainson's hawk population.

A. Support and acquire funding to continue research related to breeding success, effects of contaminants, dispersal, movement, mortality, habitat use, and other identified research needs. Responsibility: DFG Nongame Bird and Mammal Section.

B. Development and completion of a Recovery Plan. Responsibility: DFG Nongame Bird and Mammal Section.

C. Coordinate with local agencies for long term planning to maintain sufficient quality habitat for Swainson's hawks. Regional Environmental Services function:

1. Maintain close coordination with city and county agencies, other state agencies, local agricultural districts, federal agencies, and private conservation organizations to organize a concerted land use plan sensitive to the need of the Swainson's hawk and other listed or sensitive species.

2. Protect and maintain agricultural preserves.

3. Coordinate management planning with responsible agencies.

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California Dept. of Fish and Game, Region 2, Environmental Services, Revised January 1, 1992.

TELEPHONE
(916) 678-5412

7178 YOLANO ROAD
DIXON, CALIF. 95620

IRRIGATION DRAINAGE

RECLAMATION DISTRICT NO. 2068

November 30, 1992

David Wade
Wade Associates
2150 A Douglas Boulevard, Suite 220
Roseville, CA 95661

REGARDING: Specific Plan for the Northeast Quadrant Area of the City of Dixon

Dear Mr. Wade:

After reviewing the Notice of Preparation for the above referenced project, Reclamation District No. 2068 provides the following comments:

General Concerns

Reclamation District No. 2068's primary concerns are related to drainage impacts created by this project. To the extent that drainage waters from this area are transmitted to or through the drainage works of the Dixon Resource Conservation District drainage works to the facilities of the District, consultation and consent is required from this District for additions, alterations or improvement to those works. This is provided for in agreements between Dixon Resource Conservation District and Reclamation District No. 2068.

CHECKLIST FORM

I (f) Changes in drainage that result in either increases in quantity or duration of drainage flows that are transmitted to Haas Slough through the Dixon Resource Conservation District/Reclamation District No. 2068 drainage works has the potential to increase the deposition of materials in those waters tributary to the Sacramento River.

III (a) Whereas the State Water Resources Control Board has undertaken the regulation of California waters, particularly through the Inland Waters Plan, and acquired the classification of drainage conveyances as to the nature and water source of these facilities, changes in drainage works may affect the classification and designation of existing

conveyance facilities or create new reportable facilities. This item should be reported as a "maybe".

III (b) Until final drainage plans are approved and/or in place the impact of this proposal on existing downstream flooding problems can not be adequately assessed. Item III (b) should be answered "maybe".

III (d) The creation of a 22 acre detention pond/water feature along with potentially increased storm water runoff from development of the 583 acres as a result of change in runoff coefficients can change the amount of surface waters present in various water bodies both in and off site. Item III (d) is appropriately answered as "maybe". site ?

III (e) Surface water quality is definitely affected by the proposed development. Detention can alter temperatures of discharged waters, surface water runoff from developed areas differ significantly in quality from that of the existing land uses. Item III (e) should be answered "yes".

III (i) Areas southeast of the city of Dixon are currently exposed to flooding due to drainage from the watershed generally south and east of Dixon. To the extent this project either increases the quantity of duration of storm flows in the drainage systems the potential for increased of prolonged flooding is present. Item III (i) should be answered "maybe".

The stated assumption the plan area will be integrated with the city wide Master Drainage system does not adequately address the potential impacts. The Master Drainage Plan has not been sufficiently developed to address these issues. It is inappropriate to "export" these items to the incomplete Master Drainage Plan.

District Contract: Mike Hardesty
Reclamation District No. 2068
7178 Yolano Road
Dixon, CA 95620
(916) 678-5412

Sincerely,

REGLAMATION DISTRICT NO. 2068

T.M. Hardesty, Manager

YOLO SOLANO AIR POLLUTION CONTROL DISTRICT

1947 Galileo Ct., Suite 103
Davis, CA 95616
(800) 287-3650
(916) 757-3650
(916) 757-3670 FAX

December 8, 1992

To: Mr. David Wade

From: David B. Smith

Subject: Northeast Quadrant NOP

The Yolo/Solano APCD presents the following comments on the above referenced project(s):

The air quality analysis for this project should at a minimum address:

1) The project's estimated emissions from all possible future uses should be evaluated. All emissions factors and supporting information used should be provided.

2) Cumulative impacts of project emissions on local and regional air quality. This should consider both existing and future planned development in the area. The project's emissions should be addressed in the context of the California Clean Air Act, AB2595.

3) Proposed mitigation measures, a plan for their implementation and expected emissions reductions.

Enc.

(WP51:nequad.ltr)

STATE OF CALIFORNIA PETE WILSON, *Governor*

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

DATE: Nov 30, 1992

TO: Reviewing Agency

RE: CITY OF DIXON's NOP for
SPECIFIC PLAN FOR NORTHEAST QUADRANT AREA OF DIXON
SCH # 92113073

Attached for your comment is the CITY OF DIXON's Notice of Preparation of a draft Environmental Impact Report (EIR) for the SPECIFIC PLAN FOR NORTHEAST QUADRANT AREA OF DIXON.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

DAVID WADE
CITY OF DIXON
600 EAST STREET
DIXON, CA 95620

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call Michael Chiriatti at (916) 445-0613.

Sincerely,

Christine Kinne

Christine Kinne
Deputy Director, Permit Assistance

Attachments

cc: Lead Agency

Dixon Resource Conservation District

1170 N. Lincoln, Suite 110, Dixon, CA 95620 - Phone (916) 678-1655

December 18, 1992

David Wade
Wade Associates
2150A Douglas Boulevard
Suite 220
Roseville, Ca. 95661

Dear Mr. Wade:

Subject: Notice of Preparation of a Draft Environmental Impact Report for the North Quadrant Area of the City of Dixon

The Dixon Resource Conservation District's (DRCD) main concern is drainage and development of prime agricultural land.

The 22 acre pond sight, if engineered the correct size, is an adequate means for drainage for this annexation. The DRCD is under contractual agreement with other district's south of them and are not to take in any additional lands, or drainage areas, therefore, the DRCD agrees with the drainage proposal for this annexation.

The loss of prime agricultural land should be identified and treated as a significant environmental impact. The California Code of Regulations (Section 15000 et seq., Appendix G (y)) states that a project will normally have a significant effect on the environment if it will convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land. Since it appears that the annexation will have this effect, the Draft Environmental Impact Report should provide information on the number of acres of ag land to be developed, the potential ag value of the sites, the impact of farmland conversion, and the irreversible impacts, and possible mitigation actions.

Our contact person is District Manager Kevin Keefer, and he can be reached at (916)678-1655.

Sincerely,

Charles Munnaco
VICE PRESIDENT
Pete J. Braun
President, Dixon RCD

LOCAL AGENCY FORMATION COMMISSION
501 Texas Street
Fairfield, California 94533
(707) 421-6775

December 11, 1992

Jim Louie, Director
Department of Community Development
City of Dixon
600 East "A" Street
Dixon, CA 95620

RE: Notice of Preparation for Northeast Quadrant Area of the City of Dixon

Dear Jim:

Solano County LAFCO is in receipt of a Notice of Preparation (NOP) for the above project. This project will require action by LAFCO and therefore LAFCO as a responsible agency will be utilizing the environmental documentation in its review of the project.

We have previously commented on NOP's for several General Plan Amendment applications currently being processed by the City. This project along with the other applications currently filed with your city represent significant amendments to the City's existing General Plan. While they are separate applications, their review should be done in a coordinated fashion to ensure internal consistency in maintaining your General Plan.

Section 15165 of the CEQA guidelines allows an agency with multiple projects to prepare either "one EIR for all projects or one for each project, but shall in either case comment upon the cumulative effect". For LAFCO purpose, it is imperative that a complete and through analysis of each impact be done on a cumulative basis with the other projects currently being considered by the City.

Under LAFCO adopted standards, several address environmental concerns and should be considered in the preparation of the environmental documentation. They include Standard No. 6, Effect on the National Resources; Standard No. 8, Likelihood of Significant Growth and Effect on other incorporated or unincorporated territory; Standard No. 9, Protection of Prime Agricultural Land as defined under the Cortese/Knox Act; Standard No. 10, Provision and Cost of Community Services; and Standard No. 11, The Effect of the proposed Action on Adjacent Areas, Mutual Social and Economic Interests and Local Governments Structure. A full analysis is essential with respect to these standards since the City does not have a Comprehensive Annexation Plan. Again, the

City may wish to consider preparation of a Comprehensive Annexation Plan in light of these proposals. In addition, while not required under CEQA, a Market Analysis and Fiscal Impact Analysis will need to be undertaken as part of the annexation proposal and could be incorporated as part of the environmental review.

If you have any questions concerning our comments, please feel free to contact me.

Sincerely,

Harry L. Englebright
Principal Planner

lalocda.ltr

December 3, 1992

James Louie, Planning Director
Community Development Department
City of Dixon
600 East A Street
Dixon, California 95620

Dear Jim:

NOTICE OF PREPARATION OF A DRAFT EIR FOR THE NORTHEAST QUADRANT AREA OF THE CITY OF DIXON

Our staff has completed its review of the Notice of Preparation of a Draft EIR for the Northeast Quadrant area of the City of Dixon. The subject property is located within the Solano Irrigation District boundary and, therefore, is subject to the assessments and charges of the District. The following are the District's requirements for the development of this property:

1. There are agricultural irrigation facilities within this project area that will require removal and/or replacement per the District's Standard Specification Details, latest revisions, and will be at the developer's expense.

2. We will require that the District review, approve and sign all Final/Parcel Maps and Improvement Plans of this development.

3. The District's Plan Review Fees apply and are due upon submittal of maps/plans for review.

These requirements are a result of the review of the Notice of Preparation of a Draft EIR. Additional comments will be required upon review of final/parcel maps and improvement plans of this development. We ask that a copy of the EIR be sent for review and comments. Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Frank Weber of my staff.

Sincerely,

Robert L. Isaac,
Assistant Manager

cc: Ron Tribbett
Ron Bernal
Suzanne Butterfield
Darrell Rosenkild
Jay Jones
Frank Weber

508 ELMIRA ROAD, VACAVILLE, CA 95687 • TELEPHONE (707) 448-6847 • (800) 675-3833 • FAX NO. (707) 448-7347

DIXON SOLANO
MUNICIPAL WATER SERVICE

December 3, 1992

James Louie, Planning Director
Community Development Department
City of Dixon
600 East A Street
Dixon, California 95620

Dear Jim:

NOTICE OF PREPARATION OF A DRAFT EIR
FOR THE NORTHEAST QUADRANT AREA OF THE CITY OF DIXON

Our staff has completed its review of the Notice of Preparation of a Draft EIR for the Northeast Quadrant area of the City of Dixon. The subject property, once annexed to the City of Dixon, will be within the Dixon Solano Municipal Water Service (DSMWS) area which will serve domestic water to the subject lands. The following are the DSMWS requirements for the development of this property:

1. The developer will be responsible for all infrastructure at his expense. The water system shall be constructed in accordance with DSMWS Standard Specification Details, latest revisions.

2. There is currently no domestic water service to the subject property. A study will have to be conducted to determine what, if any deepwells, pumping plants, storage tanks and appurtenant facilities will have to be constructed to serve this area.

3. We request that the DSMWS review, approve and sign all Final/Parcel Maps and Improvement Plans of this development.

4. The DSMWS Plan Review Fees apply and are due upon submittal of maps/plans for review.

These requirements are a result of the review of the Notice of Preparation of a Draft EIR. Additional comments will be required upon review of final/parcel maps and improvement plans of this development. We ask that a copy of the EIR be sent for review and comments.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Frank Weber of my staff.

Sincerely,

Suzanne Butterfield

Suzanne Butterfield, c/f concurrence of Ron Tribbett
Special Assistant to the Manager, SID
On behalf of DSMWS

cc: Ron Tribbett, Ron Bernal, Bob Isaac
Darrell Rosenkild, Jay Jones, Frank Weber

Pacific Gas and Electric Company

Dixon Office
275 North First Street
Dixon, CA 95620
916-678-2317

December 11, 1992

Jim Louie
City of Dixon
600 East A Street
Dixon, CA 95620

Re: Draft Environmental Impact Report
Northeast Quadrant Area

Dear Jim:

We have reviewed the above Notice of Preparation and offer the following comments:

The increased energy demand that will accompany development within the Northeast Quadrant Area will have cumulative impacts on our gas and electric system. This may require expansion of PG&E's system inside and outside the development boundaries. Facilities such as a gas regulation station, electric substation and Gas & Electric distribution systems must be built, upgraded or expanded to meet the projects demands.

PG&E recently completed the purchase of a four acre parcel (APN 111-100-16) near the project area for a substation site. The new substation will meet the increasing demand for electricity within the Dixon service area.

As each project is proposed, developers should consult with PG&E regarding the availability of Gas and Electric Service, the use of New Construction Conservation Incentive Programs and extension rules for new gas and electric service extensions.

Anticipated expansion of gas and electric facilities should be identified in environmental reviews in the same manner as storm drains, sewer, water and other public/private utilities.

On-site utility easements are necessary along all street frontages and as necessary to utilize common facilities to serve more than one parcel. We request public utility easements be dedicated by map and reviewed as each project is submitted for plan review.

PG&E facilities serve existing structures and agricultural equipment within the project area. Relocation and/or removal of these facilities should be discussed with PG&E at the time of plan review.

Sincerely,

JAMES A. REDMAN
Manager

Department of
Environmental Management
601 TEXAS STREET
FAIRFIELD, CALIFORNIA • 94533

RECEIVED DEC 1 5 1992

December 11, 1992

Wade Associates
David Wade
2150 Douglas Boulevard, Suite 220
Roseville, CA 95661

Re: E. I. R. for Specific Plan for the N.E. Quadrant Area of the City of Dixon

Dear Mr. Wade:

Thank you for permitting our agency to comment on the proposed project. Our major environmental concerns involve the fate of the existing water wells and septic tanks located within the project area.

In order to prevent potential degradation of the groundwater, all abandoned wells shall be properly destroyed in accordance with Solano County Code, Chapter 13.10 and permits secured from this office prior to site development.

Abandoned or discontinued cesspools, septic tank, or seepage pits shall be pumped by a licensed contractor and completely filled with sand or compacted soil.

Should you have any questions, please contact me at (707) 421-6770.

Sincerely,

Clifford K. Covey, REHS, CHMM
Program Manager, Environmental Health

Ronald F. Scheufler

Ronald F. Scheufler, REHS
Environmental Health Supervisor

RFS/dg

rswade

STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, Governor

DEPARTMENT OF FISH AND GAME
REGION 2
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670

(916) 355-7020

December 23, 1992

Mr. David Wade
City of Dixon
600 East Street
Dixon, California 95620

Dear Mr. Wade:

The Department of Fish and Game (DFG) has reviewed the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Specific Plan for Northeast Quadrant Area of Dixon, SCH 92113073. The project is located between Pedrick Road on the east, North First Street (State Route 113) on the west, Interstate 80 on the north and Vaughn Road on the south, just northeast of the city limits of the city of Dixon in Solano County.

This project involves the preparation of a specific Plan for, and the annexation of, 583 acres of land. Also requested, is a General Plan Amendment and prezoning to commercial, office and light industrial. The current General Plan designates the properties for primarily agricultural uses.

Wildlife habitat conditions on-site consist of mostly intensively farmed agricultural fields, an orchard, and irrigated pasture land. Large mature trees are associated with the North First Street/I-80 intersection as screening for the homesite and livestock auction yard at that location, and a few incidental trees are found around other farm homesites within this project area.

Putah Creek, which is approximately four miles north of this site, supports a large population of State-threatened Swainson's hawks, (Buteo Swainsoni). The DFG records indicate that there are a minimum of 12 Swainson's hawk nest sites on Putah Creek and as many as 25 within a ten mile radius of the proposed project site. The total Statewide estimated population of Swainson's hawks is only 550 nesting pair.

Agricultural lands in the proximity of raptor nesting territories provide critical forage habitat for Swainson's hawks, as well as many other wildlife species. The proposed project has the potential to eliminate 500-plus acres of foraging area for the Swainson's hawk and other resident migrant raptors. The DFG

recommends that the Draft EIR discuss and provide mitigation for the following:

1. The project's impacts on fish and wildlife and their habitat. The focus should be on the loss of agricultural lands and its impact on wildlife dependent on this habitat type.

2. The project's impact on State- or Federally-listed threatened or endangered species with particular emphasis on the Swainson's hawk. The Draft EIR should discuss the impacts to the Swainson's hawk resulting from loss of habitat and provide the mitigation measures necessary to reduce these impacts to an insignificant level. Mitigation should be based on DFG guidelines dated January 1, 1992 (attached).

3. The project's impact upon wetlands. The subject lands should be surveyed for wetlands. All wetlands, streams, and swales should be identified and protected. If the proposed project unavoidably impacts wetlands, mitigation should be provided that is based upon the concept of no net loss of wetland habitat values or acreage. Intermittent streams and swales should be protected by a 50-foot nonbuilding setback buffer established on each side of the stream.

4. The growth inducing impacts associated with the proposed project and potential impacts to the Swainson's hawk.

In order to comply with Public Resources Code Section 21081.6, a detailed monitoring program must be developed for all required mitigation conditions. The monitoring program should include the following:

1. Specific criteria to measure effectiveness of mitigation.

2. Annual monitoring for a minimum of five years. Annual written reports submitted to the lead agency and the DFG.

3. Annual monitoring reports, each of which include corrective recommendations that shall be implemented in order to ensure that mitigation efforts are successful.

Any activity resulting in loss of habitat, decreased reproductive success, or other negative effects on population levels of State-listed endangered or threatened species may be construed as "take" by DFG. Take of a threatened or endangered species may be allowed after consultation with the DFG. This process would require a management plan entered into by the project proponent and the DFG that would require formalized mitigation to reduce the significance of the impact. Similar Federal Endangered Species Act sections (9 and 10a) apply for Federally-listed species.

Pursuant to Public Resources Code Sections 21092 and 21092.2, the DFG requests written notification of proposed actions and pending decisions regarding this project. Written notifications should be directed to this office.

If we can be of further assistance, please contact Mr. Bob Mapes, Associate Wildlife Biologist, or Mr. Jerry Mensch, Environmental Services Supervisor, telephone (916) 355-7030.

Sincerely,

James D. Messersmith
Regional Manager

Attachment

cc: Mr. Bob Mapes
Department of Fish and Game
Rancho Cordova, California

Mr. Jerry Mensch
Department of Fish and Game
Rancho Cordova, California

Draft Mitigation Guidelines for Swainson's Hawks (*Buteo swainsoni*) in the Central Valley of California (Revised January 1, 1992)

CURRENT AND RECOMMENDED MANAGEMENT

The Department of Fish and Game has established the mitigation goal of no net loss of Swainson's hawk breeding or foraging habitat value, and has developed the following strategies and mitigation criteria to reverse the dramatic population decline of this species in the Central Valley. These criteria provide guidelines for lead agencies and project sponsors to follow in developing adequate mitigation for the loss of Swainson's hawk habitat. Direction for management towards restoration of this species is also included within this document. These guidelines are to be considered interim and will remain in effect until a comprehensive Swainson's Hawk Recovery Plan is completed by the Department. Several Habitat Management Plans (HMP's) for Swainson's hawk within specific project areas are currently being proposed. These guidelines will be used in conjunction with a Swainson's Hawk Recovery Plan to establish criteria for species recovery through population expansion into former habitat, recruitment of young into the population, and other identified recovery goals. Currently, translocation of active nests will not be considered a viable option to enable development to proceed. Hacking (controlled release) of captive reared young has not been employed to enhance the population at this time.

During project review, the Department will consider whether suitable foraging habitat occurs within a ten (10) mile radius of an active nest and contributes to maintaining that Swainson's hawk breeding territory. This ten-mile radius standard was developed through evaluation of the results of Department funded telemetry studies. It is within the documented flight distance from active nest sites to suitable foraging habitats within the home range of a Swainson's hawk. Therefore, proposed development projects may be required to mitigate impacts at active nest sites and surrounding suitable feeding habitat areas; both of which are essential to the integrity of the breeding territory. In addition, since over 95% of Swainson's hawk nests occur on private land, a program of incentives for the private landowner is needed to ensure that crops which are compatible to the foraging needs of Swainson's hawks are not replaced by incompatible agriculture practices, urbanization, or other land uses.

If you have any questions, please contact Mr. David Zezulak, Environmental Specialist, Region 2, (916) 355-7030, or Mr. Ron Schlorff, Nongame Section, Wildlife Management (916) 654-4262.

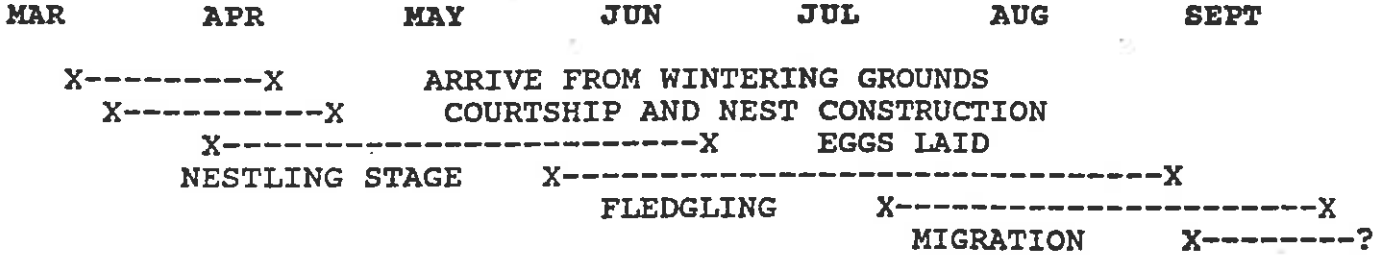
NATURAL HISTORY

The Swainson's hawk is a large, broad winged buteo which frequents open county. Approximately the same size as a red-tailed hawk (Buteo jamaicensis), but trimmer, Swainson's hawks weigh approximately 800 - 1100 g (1 3/4 - 2 lbs), and have about a 125 cm. (4+') wingspan. The basic body plumage may be highly variable and is characterized by several color phases - light, dark, and rufous. In dark phase birds, the entire body of the bird may be sooty black. Adult birds generally have dark backs. The ventral or underneath sections may be light with a characteristic dark, wide "bib" from the lower throat down to the upper breast. The tail is gray ventrally with a subterminal dusky band, and narrow, less conspicuous barring proximally. The sexes are similar in appearance; females however, are slightly larger than males, as is the case in most sexually dimorphic raptors. There are no recognized subspecies (Palmer 1988).

The Swainson's hawk is a long distance migrator, leaving nesting grounds in northwestern Canada, the western U.S. and Mexico, most populations migrate to wintering grounds in the open pampas areas of South America (Argentina, Uruguay, southern Brazil). This round trip journey may exceed 14,000 miles. The birds will return to the nesting grounds in early March to establish breeding territories.

Swainson's hawks are monogamous and will remain so until the loss of a mate (Palmer 1988). Nest construction and courtship continues through April. The clutch (commonly 3-4 eggs) is commonly laid in early-April to early-May. However, may extend significantly later. Incubation lasts 34-35 days, with both parents participating in the brooding of eggs and young. The young leave the nest approximately 42-44 days after hatching. The young remain with their parents and gain hunting practice until they depart on migration in the fall. Large groups (up to 100+ birds) may congregate in holding areas in the fall and may delay migration depending upon forage availability. The specific purpose of these congregation areas is as yet unknown, but is likely related to the timing of migration, the learning of migration routes for each year's young, and provides a pairing and courtship opportunity for unattached adults.

General Reproductive Chronology



NESTING REQUIREMENTS

Swainson's hawks nest throughout most of the floor of the Central Valley, although nesting habitat is fragmented and unevenly distributed. More than 85% of the known nests in the Central Valley are within riparian systems in Sacramento, Yolo, and San Joaquin Counties. Much of the potential nesting habitat remaining in this area is in riparian forests, lone trees, oak groves, and roadside trees. The riparian areas are generally adjacent to and within easy flying distance to alfalfa or hay fields. Department research has shown that valley oaks (Quercus lobata), Fremont's cottonwood (Poplus fremontii), willows (Salix spp.), sycamores (Platanus spp.), and walnut (Juglans spp.) are the preferred nest trees for Swainson's hawks (Bloom 1980, Estep 1989).

FALL AND WINTER MIGRATION HABITATS

During their annual fall and winter migration periods. Swainson's hawks may congregate in large groups (up to 100+ birds) Some of these sites may be used during delayed migration periods lasting up to three months. Such sites have been identified in Yolo and San Joaquin Counties. Specific protection is needed for these areas and surrounding foraging areas.

HISTORICAL AND CURRENT POPULATION STATUS

The Swainson's Hawk was historically (ca 1900) regarded as one of the most common and numerous raptor species in the state, so much so that they were often not given special mention in field notes. The breeding population has declined by an estimated 91% in California since the turn of the century (Bloom 1980). The historical Swainson's hawk population estimate, based on current densities and estimates of former available habitat, is 4,284 - 17,136 pairs (Bloom 1980). In 1979, approximately 375 $\pm$50 breeding pairs of Swainson's hawks were estimated in California, and 280 (75%) of those pairs were estimated to be in the Central Valley (Bloom 1980). In 1988, 241 active breeding pairs were found in the Central Valley, with an additional 78 active pairs known in northeastern California. The 1989 population estimate was 430 pairs for the Central Valley and 550 pairs statewide. This difference in population estimates reflect increased survey intensity, not an actual population increase.

MITIGATION CRITERIA

GOAL: NO NET LOSS OF SWAINSON'S HAWK NESTING OR FORAGING HABITAT VALUE

I. Consultation under California Environmental Quality Act (CEQA) and/or California Endangered Species Act (CESA).

A. Project Consultation

Project proponent should consult with the DFG regarding take of an endangered species or its habitat pursuant to CESA, and appropriate Fish and Game Code Sections.

1. Pursuant to Article 4 of CESA, State agencies are required to consult with the DFG to ensure that any action authorized, funded or carried out by that state agency will not jeopardize the continued existence of any endangered species.

2. Any project public or private which results in the take of nesting or foraging habitat must enter into a management agreement and take permit with the DFG under Fish and Game Code Section 2081

B. CEQA and Subdivision Map Act

Project proponents are encouraged to consult the Department's California Natural Diversity Data Base and Nongame Section to receive updated locational information regarding active Swainson's hawk territories. Due to the complexities of individual cases, it is advisable that developers or others planning projects or actions that may impact one or more Swainson's hawk territories initiate communication with the Department as early as possible.

1. CEQA Guidelines Sec. 15065 directs that a mandatory finding of significance is required for projects that have the potential to substantially degrade or reduce the habitat of, or restrict the range of a threatened or endangered species. CEQA requires agencies to implement feasible mitigation measures or feasible alternatives identified in EIR's for projects which will otherwise cause significant adverse impacts (Sections 21002, 21081, 21083; Guidelines, sections 15002, subd. (a)(3), 15021, subd. (a)(2), 15091, subd. (a).).

2. Revegetation of historical nesting habitat with suitable native nest trees species (e.g., oaks, cottonwoods, sycamores, etc.) adjacent to adequate forage habitat shall be undertaken. Sites at least five acres in size are recommended.

C. Maintenance of sufficient foraging habitat to support breeding pairs and successful fledging of young.

1. Impact avoidance and project alternatives must be thoroughly analyzed and discussed with DFG representatives prior to adverse modification of foraging habitat as required by CEQA (Section 21002; Guidelines sec. 15002, 15021, 15126, 21100). This discussion must focus on alternatives capable of either eliminating any significant adverse environmental effect or reducing them to a level less than significant, even if such alternatives would be more costly or to some degree impede the project's objectives.

2. Potential foraging areas are described as identified foraging habitat types located within a 10-mile radius from an active Swainson's hawk nesting territory. Any adverse modification of these foraging areas may require mitigation for loss of foraging habitat. The criteria for assessing this mitigation is as follows:

   a. Territory must have been used at least once historically (as determined by DFG Swainson's hawk nesting records or other confirmed sources).

   b. Mitigation will be required for all lands within the defined foraging area (10 miles), excluding the following: Lands which are currently in urban use or lands that have no existing or potential value for foraging Swainson's hawks as determined by site specific surveys by a DFG approved raptor biologist.

ii. Creation or enhancement of oak and riparian woodlands may be required for some projects. These riparian areas should be of appropriate width, with the successful establishment of native riparian species, such as: cottonwoods, oaks, sycamores, and willows. Revegetation plans submitted by the project sponsor shall include but are not limited to the following:

(a) Tree densities

(b) Species compositions

(c) Amount of cover

(d) Compensated revegetation for loss due to fire or pests

iii. Agriculture practices shall be incorporated into the bank or mitigation area to produce crop types such as but not limited to: alfalfa, dry pasture or native grasslands, or other crops which are compatible for foraging Swainson's hawks.

iv. Fee title to land or permanent conservation easements obtained for the Department of Fish and Game, or its designee.

v. Management, enhancement, restoration, and operation plans must be incorporated with the mitigation plan and implemented by the project proponent prior to project construction.

vi. Project proponent would be responsible for the successful establishment of Swainson's hawk nesting/foraging areas in perpetuity. Monitoring programs will require an annual written review submitted to the DFG for the first 5 years, and thereafter written reviews will be required every 3-5 years for private mitigation projects.

III. Restoration of Swainson's hawk population.

A. Support and acquire funding to continue research related to breeding success, effects of contaminants, dispersal, movement, mortality, habitat use, and other identified research needs. Responsibility: DFG Nongame Bird and Mammal Section.

B. Development and completion of a Recovery Plan. Responsibility: DFG Nongame Bird and Mammal Section.

Bibliography

Bloom, P.H. 1980. The Status of the Swainson's Hawk in California, 1979. Federal Aid in Wildlife Restoration, Project W-54-R-12, Nongame Widl. Invest. Job Final Rept. 11-8.0. Calif. Dept. of Fish and Game, Sacramento, CA. 24 pp. + appendix.

Estep, J. 1989. Biology, movements, and habitat relationships of the Swainson's Hawk in the Central Valley of California, 1986-87. Calif. Dept. of Fish and Game, Nongame Bird and Mammal Sec. Rep., Sacramento, CA. 52 pp.

Katibah, E.F. 1983. A brief history of riparian forests in the Central Valley of California. IN: R.E. Warner and K.M. Hendrix (eds.) California Riparian Systems: Ecology, Conservation, and Productive Management. Univ. of Ca. Press, Berkeley. 1035 p.

Palmer, R.S. 1988. Handbook of North American Birds: Raptors Vol. II. Smithsonian Instit. Washington, D.C.

Schmultz, J. 1980. IN: R.S. Palmer.

Smith, F. 1977. Short review of the status of riparian forests in California. In: Sands, A. (ed.) Riparian forests in California : their ecology and conservation. Inst. of Ecology Publ. 15 Univ. of Calif., Davis. 122 p.

California Dept. of Fish and Game, Region 2, Environmental Services, Revised January 1, 1992.

CITY OF DIXON

600 EAST "A" ST.
DIXON, CALIFORNIA 95620
(916) 678-2326

LETTER OF TRANSMITTAL

To: Brian Collett
WADE & ASSOCIATES

Date: December 21, 1992

Copy To:

Subject: Northeast Quadrant NOP responses

WE ARE TRANSMITTING:

- ☐ As You Requested
- ☒ Herewith
- ☐ Under Separate Cover

THE FOLLOWING:

Responses to the Notice of Preparation for the Northeast Quadrant Specific Plan

THESE ARE FOR:

- ☐ Your File
- ☐ Your Approval
- ☐ Recording
- ☐ Payment
- ☐ Return
- ☐

REMARKS:

I expect to send you a weekly mailing of the responses received as long as they come in.

Very truly yours,

CITY OF DIXON

By Tasha Huston
Tasha Huston

Title Assistant Planner

TELEPHONE
(916) 678-5412

7178 YOLANO ROAD
DIXON, CALIF. 95620

IRRIGATION DRAINAGE

RECLAMATION DISTRICT NO. 2068

November 30, 1992

David Wade
Wade Associates
2150 A Douglas Boulevard, Suite 220
Roseville, CA 95661

REGARDING: Specific Plan for the Northeast Quadrant Area of the City of Dixon

Dear Mr. Wade:

After reviewing the Notice of Preparation for the above referenced project, Reclamation District No. 2068 provides the following comments:

General Concerns

Reclamation District No. 2068's primary concerns are related to drainage impacts created by this project. To the extent that drainage waters from this area are transmitted to or through the drainage works of the Dixon Resource Conservation District drainage works to the facilities of the District, consultation and consent is required from this District for additions, alterations or improvement to those works. This is provided for in agreements between Dixon Resource Conservation District and Reclamation District No. 2068.

CHECKLIST FORM

I (f) Changes in drainage that result in either increases in quantity or duration of drainage flows that are transmitted to Haas Slough through the Dixon Resource Conservation District/Reclamation District No. 2068 drainage works has the potential to increase the deposition of materials in those waters tributary to the Sacramento River.

III (a) Whereas the State Water Resources Control Board has undertaken the regulation of California waters, particularly through the Inland Waters Plan, and acquired the classification of drainage conveyances as to the nature and water source of these facilities, changes in drainage works may affect the classification and designation of existing

conveyance facilities or create new reportable facilities. This item should be reported as a "maybe".

III (b) Until final drainage plans are approved and/or in place the impact of this proposal on existing downstream flooding problems can not be adequately assessed. Item III (b) should be answered "maybe".

III (d) The creation of a 22 acre detention pond/water feature along with potentially increased storm water runoff from development of the 583 acres as a result of change in runoff coefficients can change the amount of surface waters present in various water bodies both in and off site. Item III (d) is appropriately answered as "maybe".

III (e) Surface water quality is definitely affected by the proposed development. Detention can after temperatures of discharged waters, surface water runoff from developed areas differ significantly in quality from that of the existing land uses. Item III (e) should be answered "yes".

III (i) Areas southeast of the city of Dixon are currently exposed to flooding due to drainage from the watershed generally south and east of Dixon. To the extent this project either increases the quantity of duration of storm flows in the drainage systems the potential for increased of prolonged flooding is present. Item III (i) should be answered "maybe".

The stated assumption the plan area will be integrated with the city wide Master Drainage system does not adequately address the potential impacts. The Master Drainage Plan has not been sufficiently developed to address these issues. It is inappropriate to "export" these items to the incomplete Master Drainage Plan.

District Contract: Mike Hardesty
Reclamation District No. 2068
7178 Yolano Road
Dixon, CA 95620
(916) 678-5412

Sincerely,

RECLAMATION DISTRICT NO. 2068

T.M. Hardesty, Manager

YOLO SOLANO AIR POLLUTION CONTROL DISTRICT

1947 Galileo Ct., Suite 103
Davis, CA 95616
(800) 287-3650
(916) 757-3650
(916) 757-3670 FAX

December 8, 1992

To: Mr. David Wade

From: David B. Smith

Subject: Northeast Quadrant NOP

The Yolo/Solano APCD presents the following comments on the above referenced project(s):

The air quality analysis for this project should at a minimum address:

1) The project's estimated emissions from all possible future uses should be evaluated. All emissions factors and supporting information used should be provided.

2) Cumulative impacts of project emissions on local and regional air quality. This should consider both existing and future planned development in the area. The project's emissions should be addressed in the context of the California Clean Air Act, AB2595.

3) Proposed mitigation measures, a plan for their implementation and expected emissions reductions.

Enc.

(WP51:nequad.ltr)

STATE OF CALIFORNIA

PETE WILSON, *Governor*

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814

DATE: Nov 30, 1992

TO: Reviewing Agency

RE: CITY OF DIXON's NOP for
SPECIFIC PLAN FOR NORTHEAST QUADRANT AREA OF DIXON
SCH # 92113073

Attached for your comment is the CITY OF DIXON's Notice of Preparation of a draft Environmental Impact Report (EIR) for the SPECIFIC PLAN FOR NORTHEAST QUADRANT AREA OF DIXON.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

DAVID WADE
CITY OF DIXON
600 EAST STREET
DIXON, CA 95620

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call Michael Chiriatti at (916) 445-0613.

Sincerely,

Christine Kinne

Christine Kinne
Deputy Director, Permit Assistance

Attachments

cc: Lead Agency

Dixon Resource Conservation District

1170 N. Lincoln, Suite 110, Dixon, CA 95620 - Phone (916) 678-1655

December 18, 1992

David Wade
Wade Associates
2150A Douglas Boulevard
Suite 220
Roseville, Ca. 95661

Dear Mr. Wade:

Subject: Notice of Preparation of a Draft Environmental Impact Report for the North Quadrant Area of the City of Dixon

The Dixon Resource Conservation District's (DRCD) main concern is drainage and development of prime agricultural land.

The 22 acre pond sight, if engineered the correct size, is an adequate means for drainage for this annexation. The DRCD is under contractual agreement with other district's south of them and are not to take in any additional lands, or drainage areas, therefore, the DRCD agrees with the drainage proposal for this annexation.

The loss of prime agricultural land should be identified and treated as a significant environmental impact. The California Code of Regulations (Section 15000 et seq., Appendix G (y)) states that a project will normally have a significant effect on the environment if it will convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land. Since it appears that the annexation will have this effect, the Draft Environmental Impact Report should provide information on the number of acres of ag land to be developed, the potential ag value of the sites, the impact of farmland conversion, and the irreversible impacts, and possible mitigation actions.

Our contact person is District Manager Kevin Keefer, and he can be reached at (916)678-1655.

Sincerely,

Pete J. Braun
VICE PRESIDENT
Pete J. Braun
President, Dixon RCD

LOCAL AGENCY FORMATION COMMISSION
501 Texas Street
Fairfield, California 94533
(707) 421-6775

December 11, 1992

Jim Louie, Director
Department of Community Development
City of Dixon
600 East "A" Street
Dixon, CA 95620

RE: Notice of Preparation for Northeast Quadrant Area of the City of Dixon

Dear Jim:

Solano County LAFCO is in receipt of a Notice of Preparation (NOP) for the above project. This project will require action by LAFCO and therefore LAFCO as a responsible agency will be utilizing the environmental documentation in its review of the project.

We have previously commented on NOP's for several General Plan Amendment applications currently being processed by the City. This project along with the other applications currently filed with your city represent significant amendments to the City's existing General Plan. While they are separate applications, their review should be done in a coordinated fashion to ensure internal consistency in maintaining your General Plan.

Section 15165 of the CEQA guidelines allows an agency with multiple projects to prepare either "one EIR for all projects or one for each project, but shall in either case comment upon the cumulative effect". For LAFCO purpose, it is imperative that a complete and through analysis of each impact be done on a cumulative basis with the other projects currently being considered by the City.

Under LAFCO adopted standards, several address environmental concerns and should be considered in the preparation of the environmental documentation. They include Standard No. 6, Effect on the National Resources; Standard No. 8, Likelihood of Significant Growth and Effect on other incorporated or unincorporated territory; Standard No. 9, Protection of Prime Agricultural Land as defined under the Cortese/Knox Act; Standard No. 10, Provision and Cost of Community Services; and Standard No. 11, The Effect of the proposed Action on Adjacent Areas, Mutual Social and Economic Interests and Local Governments Structure. A full analysis is essential with respect to these standards since the City does not have a Comprehensive Annexation Plan. Again, the

City may wish to consider preparation of a Comprehensive Annexation Plan in light of these proposals. In addition, while not required under CEQA, a Market Analysis and Fiscal Impact Analysis will need to be undertaken as part of the annexation proposal and could be incorporated as part of the environmental review.

If you have any questions concerning our comments, please feel free to contact me.

Sincerely,

Harry L. Englebright
Principal Planner

lalonie.ltr

SOLANO IRRIGATION DISTRICT SINCE 1948

December 3, 1992

James Louie, Planning Director
Community Development Department
City of Dixon
600 East A Street
Dixon, California 95620

Dear Jim:

NOTICE OF PREPARATION OF A DRAFT EIR FOR THE NORTHEAST QUADRANT AREA OF THE CITY OF DIXON

Our staff has completed its review of the Notice of Preparation of a Draft EIR for the Northeast Quadrant area of the City of Dixon. The subject property is located within the Solano Irrigation District boundary and, therefore, is subject to the assessments and charges of the District. The following are the District's requirements for the development of this property:

1. There are agricultural irrigation facilities within this project area that will require removal and/or replacement per the District's Standard Specification Details, latest revisions, and will be at the developer's expense.

2. We will require that the District review, approve and sign all Final/Parcel Maps and Improvement Plans of this development.

3. The District's Plan Review Fees apply and are due upon submittal of maps/plans for review.

These requirements are a result of the review of the Notice of Preparation of a Draft EIR. Additional comments will be required upon review of final/parcel maps and improvement plans of this development. We ask that a copy of the EIR be sent for review and comments. Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Frank Weber of my staff.

Sincerely,

Robert L. Isaac,
Assistant Manager

cc: Ron Tribbett
Ron Bernal
Suzanne Butterfield
Darrell Rosenkild
Jay Jones
Frank Weber

508 ELMIRA ROAD, VACAVILLE, CA 95687 • TELEPHONE (707) 448-6847 • (800) 675-3833 • FAX NO. (707) 448-7347

DIXON SOLANO
MUNICIPAL WATER SERVICE

December 3, 1992

James Louie, Planning Director
Community Development Department
City of Dixon
600 East A Street
Dixon, California 95620

Dear Jim:

NOTICE OF PREPARATION OF A DRAFT EIR
FOR THE NORTHEAST QUADRANT AREA OF THE CITY OF DIXON

Our staff has completed its review of the Notice of Preparation of a Draft EIR for the Northeast Quadrant area of the City of Dixon. The subject property, once annexed to the City of Dixon, will be within the Dixon Solano Municipal Water Service (DSMWS) area which will serve domestic water to the subject lands. The following are the DSMWS requirements for the development of this property:

1. The developer will be responsible for all infrastructure at his expense. The water system shall be constructed in accordance with DSMWS Standard Specification Details, latest revisions.

2. There is currently no domestic water service to the subject property. A study will have to be conducted to determine what, if any deepwells, pumping plants, storage tanks and appurtenant facilities will have to be constructed to serve this area.

3. We request that the DSMWS review, approve and sign all Final/Parcel Maps and Improvement Plans of this development.

4. The DSMWS Plan Review Fees apply and are due upon submittal of maps/plans for review.

These requirements are a result of the review of the Notice of Preparation of a Draft EIR. Additional comments will be required upon review of final/parcel maps and improvement plans of this development. We ask that a copy of the EIR be sent for review and comments.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Frank Weber of my staff.

Sincerely,

Suzanne Butterfield

Suzanne Butterfield, c/s/f concurrence of Ron Tribbett
Special Assistant to the Manager, SID
On behalf of DSMWS

cc: Ron Tribbett, Ron Bernal, Bob Isaac
Darrell Rosenkild, Jay Jones, Frank Weber

508 ELMIRA ROAD VACAVILLE, CA 95687 • TELEPHONE: (707)448-6847 • (916)678-4414 • FAX NO. (707)448-7347

Pacific Gas and Electric Company

Dixon Office
275 North First Street
Dixon, CA 95620
916/678-2317

December 11, 1992

Jim Louie
City of Dixon
600 East A Street
Dixon, CA 95620

Re: Draft Environmental Impact Report
Northeast Quadrant Area

Dear Jim:

We have reviewed the above Notice of Preparation and offer the following comments:

The increased energy demand that will accompany development within the Northeast Quadrant Area will have cumulative impacts on our gas and electric system. This may require expansion of PG&E's system inside and outside the development boundaries. Facilities such as a gas regulation station, electric substation and Gas & Electric distribution systems must be built, upgraded or expanded to meet the projects demands.

PG&E recently completed the purchase of a four acre parcel (APN 111-100-16) near the project area for a substation site. The new substation will meet the increasing demand for electricity within the Dixon service area.

As each project is proposed, developers should consult with PG&E regarding the availability of Gas and Electric Service, the use of New Construction Conservation Incentive Programs and extension rules for new gas and electric service extensions.

Anticipated expansion of gas and electric facilities should be identified in environmental reviews in the same manner as storm drains, sewer, water and other public/private utilities.

On-site utility easements are necessary along all street frontages and as necessary to utilize common facilities to serve more than one parcel. We request public utility easements be dedicated by map and reviewed as each project is submitted for plan review.

PG&E facilities serve existing structures and agricultural equipment within the project area. Relocation and/or removal of these facilities should be discussed with PG&E at the time of plan review.

Sincerely,

JAMES A. REDMAN
Manager

Department of
Environmental Management
601 TEXAS STREET
FAIRFIELD, CALIFORNIA • 94533

RECEIVED DEC 15 1992

December 11, 1992

Wade Associates
David Wade
2150 Douglas Boulevard, Suite 220
Roseville, CA 95661

Re: E. I. R. for Specific Plan for the N.E. Quadrant Area of the City of Dixon

Dear Mr. Wade:

Thank you for permitting our agency to comment on the proposed project. Our major environmental concerns involve the fate of the existing water wells and septic tanks located within the project area.

In order to prevent potential degradation of the groundwater, all abandoned wells shall be properly destroyed in accordance with Solano County Code, Chapter 13.10 and permits secured from this office prior to site development.

Abandoned or discontinued cesspools, septic tank, or seepage pits shall be pumped by a licensed contractor and completely filled with sand or compacted soil.

Should you have any questions, please contact me at (707) 421-6770.

Sincerely,

Clifford K. Covey, REHS, CHMM
Program Manager, Environmental Health

Ronald F. Scheufler

Ronald F. Scheufler, REHS
Environmental Health Supervisor

RFS/dg

rswade