

## 4.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires public agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

**Table 4-1** constitutes the Mitigation Monitoring and Reporting Program (MMRP) for the Project. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Draft EIR for this Project.

## 4.2 MITIGATION MEASURES

The mitigation measures are taken from the Project Draft EIR and are assigned the same number as in the Draft EIR. The MMRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and monitoring the actions.

## 4.3 MMRP COMPONENTS

The components of the attached table, which contains applicable mitigation measures, are addressed briefly, below.

**Impact:** This column summarizes the impact stated in the Draft EIR.

**Mitigation Measure:** All mitigation measures that were identified in the Project Draft EIR are presented, as revised in the Final EIR, and numbered accordingly.

**Action(s):** For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented, and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the action may refer back to the measure.

**Implementing Party:** This item identifies the entity that will undertake the required action.

**Timing:** Implementation of the action must occur prior to or during some part of project approval, project design or construction or on an ongoing basis. The timing for each measure is identified.

**Monitoring Party:** The City of Dixon is primarily responsible for ensuring that mitigation measures are successfully implemented. Within the City, a number of departments and divisions would have responsibility for monitoring some aspect of the overall project.

**TABLE 4-1: THE CAMPUS PROJECT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
<b>3.1 Aesthetics</b>					
<b>Impact 3.1-3:</b> The proposed Project could result in light and glare impacts.	<b>Mitigation Measure 3.1-3:</b> The Project applicant shall develop and implement a signage and lighting plan, as approved in the City's Site Plan and Design Review process, to ensure that all outdoor lighting associated with the proposed Project is designed to minimize lighting that is misdirected, excessive, or unnecessary by requiring lighting for development to be directed downward and minimize spill-over onto adjacent properties.	Develop and implement a signage and lighting plan	Project Applicant	Prior to the issuance of a grading permit	City of Dixon Community Development Department
<b>3.2 Agricultural Resources</b>					
<b>Impact 3.2-1:</b> Implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	<b>Mitigation Measure 3.2-1:</b> The Project proponent shall provide conservation of agricultural land within the Dixon Planning Area or within a ten-mile radius of the City at a 1:1 ratio, or pay the appropriate fee to participate in the City's master agricultural conversion program.	Identify available agricultural land for conservation and execute conservation easement, or pay the appropriate fee	Project Applicant	Prior to the issuance of a grading permit	City of Dixon Community Development Department

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
<p><b>Impact 3.2-3</b> Implementation of the proposed Project, in combination with other cumulative development, could convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.</p>	<p><b>Mitigation Measure 3.2-3:</b> Implement Mitigation Measure 3.2-1.</p>	<p>Identify available agricultural land for conservation and execute conservation easement, or pay the appropriate fee</p>	<p>Project Applicant</p>	<p>Prior to the issuance of a grading permit</p>	<p>City of Dixon Community Development Department</p>
<p><b>3.3 Air Quality</b></p>					
<p><b>Impact 3.3-1:</b> Project operations would cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.</p>	<p><b>Mitigation Measure 3.3-1(a):</b> Prior to the issuance of each building permit, the Project applicant shall ensure that the Project buildings are designed to exceed the Title 24 Building Envelope Energy Efficiency Standards by 1% or greater.</p>	<p>Ensure buildings are designed to exceed the Title 24 Building Envelope Energy Efficiency Standards by 1% or greater</p>	<p>Project Applicant</p>	<p>Prior to the issuance of building permits</p>	<p>City of Dixon Community Development Department</p>
	<p><b>Mitigation Measure 3.3-1(b):</b> During Project construction, operators of heavy-duty trucks that travel to and from the Project site are required to use trucks that have 2010 model year or newer engines that meet the CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions, or newer, cleaner trucks and equipment.</p>	<p>Operators to use trucks that have 2010 model year or newer engines that meet the CARB's 2010 engine emission standards</p>	<p>Project Applicant</p>	<p>During grading and construction activities</p>	<p>City of Dixon Community Development Department</p>
	<p><b>Mitigation Measure 3.3-1(c):</b> The Project applicant shall require the use of super compliant, low-VOC paints (less than 10 g/L) during the architectural coating construction phase of Project construction, and during Project maintenance.</p>	<p>Construction crews and maintenance operators to use super compliant, low-VOC paints.</p>	<p>Project Applicant</p>	<p>During grading and construction activities</p>	<p>City of Dixon Community Development Department</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<b>Mitigation Measure 3.3-1(d):</b> During Project construction, the Project applicant shall install Level 2 EV charging stations in 15% of all parking spaces for multi-family developments and pre-wiring to allow for a Level 2 EV charging stations in all single-family residential garages.	Install Level 2 EV charging stations as indicated. Pre-wire EV charging stations in single-family residential garages.	Project Applicant	During grading and construction activities	City of Dixon Community Development Department
<b>Impact 3.3-2:</b> Project construction would cause a violation of an air quality standard or contribute substantially to an existing or projected air quality violation.	<b>Mitigation Measure 3.3-2:</b> The Project applicant shall implement the following dust control measures during all construction activities. These measures shall be incorporated as part of the building and grading plans. <ul style="list-style-type: none"> <li>Water all active construction sites at least two times daily. Frequency should be based on the type of operation, soil, and wind exposure.</li> <li>Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes where feasible. Excessive watering will be avoided to minimize tracking of mud from the Project onto streets as determined by Public Works.</li> <li>Grading operations on the site shall be suspended during periods of high winds (i.e. winds greater than 15 miles per hour).</li> </ul>	Implement dust control measures during all construction activities	Project applicant	During grading and construction activities	City of Dixon Community Development Department

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<ul style="list-style-type: none"> <li>• Outdoor storage of fine particulate matter on construction sites shall be prohibited.</li> <li>• Contractors shall cover any stockpiles of soil, sand and similar materials. There shall be no storage of uncovered construction debris for more than one week.</li> <li>• Re-vegetation or stabilization of exposed earth surfaces shall be required in all inactive areas in the Project.</li> <li>• Cover all trucks hauling dirt, sand, or loose materials, or maintain at least two feet of freeboard within haul trucks.</li> <li>• Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area (as applicable).</li> <li>• Sweep streets if visible soil material is carried out from the construction site.</li> <li>• Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.</li> <li>• Reduce speed on unpaved roads to less than 5 miles per hour.</li> </ul>				
<p><b>Impact 3.3-4:</b> The proposed Project would expose the public to toxic air contaminants.</p>	<p><b>Mitigation Measure 3.3-4:</b> Implement Mitigation Measure 3.3-2.</p>	<p>Implement dust control measures during all construction activities</p>	<p>Project applicant</p>	<p>During grading and construction activities</p>	<p>City of Dixon Community Development Department</p>
<p><b>Impact 3.3-6:</b> Implementation of the proposed Project, in combination with other</p>	<p><b>Mitigation Measure 3.3-6:</b> Implement Mitigation Measure 3.3-2.</p>	<p>Implement dust control measures during all</p>	<p>Project applicant</p>	<p>During grading and construction activities</p>	<p>City of Dixon Community Development Department</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
cumulative development, would cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation.		construction activities			
<b>Impact 3.3-8:</b> Implementation of the proposed Project, in combination with other cumulative development, would expose the public to toxic air contaminants.	<b>Mitigation Measure 3.3-8:</b> Implement Mitigation Measure 3.3-2.	Implement dust control measures during all construction activities	Project applicant	During grading and construction activities	City of Dixon Community Development Department
<b>3.4 Biological Resources</b>					
<b>Impact 3.4-4:</b> Implementation of the proposed Project, with mitigation, would not result in direct or indirect effects on special-status bird species.	<b>Mitigation Measure 3.4-4(a):</b> A qualified biologist shall conduct surveys following the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012) methodology ( <a href="https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284">https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284</a> - birds) and prepare a report documenting the survey results. Surveys for nesting burrowing owl shall be conducted if Project construction starts during nesting season (February 1 to August 31), and surveys for wintering burrowing owl shall be conducted if the construction starts during the wintering season (September 1 to January 31). The surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted, which is up to 500 feet, to the extent access to off-site properties is allowed, around the Project site pursuant to the above methodology. Surveys shall occur each year of Project	Conduct preconstruction nesting bird surveys for projects initiated during the nesting season to identify avoidance measures, where needed, to ensure the protection of active nests during construction activities	Project applicant	Prior to commencement of any ground disturbing activities	City of Dixon Community Development Department  Qualified Biologist

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>construction, as conditions may change annually and suitable refugia for burrowing owl, such as small mammal burrows, can be created within a few hours or days, unless otherwise approved in writing by CDFW.</p> <p>Time lapses between surveys or Project activities shall trigger subsequent surveys including, but not limited to, a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the above methodology resulting in burrowing owl detections. The Project shall immediately notify CDFW if burrowing owl is detected and implement a construction avoidance buffer around any detected burrowing owl pursuant to the buffer distances outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012), which may be up to 500 feet to the extent access to off-site properties is allowed. Any detected owl shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. Impacts to nesting burrowing owl shall be fully avoided.</p>				

IMPACT	MITIGATION MEASURE	ACTION(S)	IMPLEMENTING PARTY	TIMING	MONITORING PARTY
	<p><b>Mitigation Measure 3.4-4(b):</b> If the Project would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described below), the following habitat mitigation shall be implemented prior to Project construction. Impacts to each burrowing owl nesting site shall be mitigated by permanent preservation of two burrowing owl occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites except two burrowing owl occupied non-nesting (i.e., wintering) sites shall be preserved. The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.</p>	<p>Conduct preconstruction nesting bird surveys for projects initiated during the nesting season to identify avoidance measures, where needed, to ensure the protection of active nests during construction activities Establish a species-specific buffer, if necessary Conduct environmental awareness training program for onsite personnel</p>	Project applicant	Prior to commencement of any ground disturbing activities	<p>City of Dixon Community Development Department</p> <p>Qualified Biologist</p>
	<p><b>Mitigation Measure 3.4-4(c):</b> The applicant has contracted to acquire conservation easements to mitigate for impacts to potential Swainson’s hawk foraging habitat with in-kind habitat at a minimum 1:1 ratio which equally benefits burrowing owl foraging as establishing a conservation easement over irrigated pasture land will provide wintering and foraging habitat for burrowing owl. The Project site contains 261.19 acres of cropland habitats which</p>				



IMPACT	MITIGATION MEASURE	ACTION(S)	IMPLEMENTING PARTY	TIMING	MONITORING PARTY
	<p>provide suitable foraging habitat for Swainson’s hawks. Impacts to suitable foraging habitat for Swainson’s hawk will be mitigated at a minimum 1:1 ratio (one acre of foraging habitat preserved for each acre of development). Other species known to benefit from this habitat type include: tricolored blackbird, white-tailed kite, northern harrier, yellow-billed magpie, burrowing owl, and migratory birds and raptors.</p>				
	<p><b>Mitigation Measure 3.4-4(d):</b> To prevent burrowing owl from sheltering or nesting in exposed material; all construction pipes, culverts, hoses or similar materials greater than two inches in diameter stored at the Project site shall be capped or covered before the end of each work day and shall be inspected thoroughly for wildlife before the pipe or similar structure is buried, capped, used, or moved.</p>				
	<p><b>Mitigation Measure 3.4-4(e):</b> The project proponent shall implement the following measures to avoid or minimize impacts on Swainson’s hawk:</p> <ul style="list-style-type: none"> <li>If construction activities will begin during the Swainson’s hawk nesting season (March 20 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct at least the minimum number of surveys called for within at least two survey periods prior to the initiation of construction in accordance with the Recommended Timing and Methodology for Swainson’s Hawk</li> </ul>	<p>Conduct preconstruction nesting bird surveys for projects initiated during the nesting season to identify avoidance measures, where needed, to ensure the protection of active nests during construction activities</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department  Qualified Biologist</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000) or the current CDFW-approved protocol and prepare a report documenting the survey results. Current survey periods specified by the Guidelines are March 20 to April 5, April 5 to April 20, April 21 to June 10, and June 10 to July 30. All potential nest trees within 0.5-mile of the proposed Project footprint shall be visually examined for potential Swainson's hawk nests, as accessible.</p> <ul style="list-style-type: none"> <li>• If no active Swainson's hawk nests are identified on or within 0.5-mile of the proposed Project, a letter report documenting the survey methodology and findings shall be submitted to the Project proponent and no additional mitigation measures are recommended.</li> <li>• If active Swainson's hawk nests (a nest becomes active once the first egg is laid and remains active until the fledged young are no longer dependent on the nest [USFWS 2018]) are found within 0.5-mile of the Project footprint, a survey report shall be submitted to CDFW, and an avoidance and minimization plan shall be developed for approval by CDFW prior to the start of construction. The avoidance plan shall identify measures to minimize impacts to the active</li> </ul>				

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>Swainson’s hawk nest depending on the location of the nest relative to the project footprint. These measures may include:</p> <ul style="list-style-type: none"> <li>○ Conduct a worker awareness training program prior to the start of construction;</li> <li>○ Establish a buffer zone and work schedule to avoid impacting the nest during critical periods. No work will occur within 200 yards of the nest while it is in active use. If work will occur within 200 yards of the nest, then construction will be monitored by a qualified biologist to ensure that no work occurs within 50 yards of the nest during incubation or within 10 days after hatching (Swainson’s Hawk Technical Advisory Committee 2000);</li> <li>○ Have a biological monitor conduct regular monitoring of the nest during construction activities; and</li> <li>○ Should the project biologist determine that the construction activities are disturbing the nest; the biologist shall halt construction activities until the CDFW is consulted.</li> </ul> <ul style="list-style-type: none"> <li>● The Project site, including off-site improvement areas, contains 261.19</li> </ul>				

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(s)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>acres of suitable foraging habitat for Swainson's hawks. CDFW has provided guidelines for mitigating impacts to Swainson's hawk foraging habitat as summarized below (CDFW 1994):</p> <p>a) Projects within 1 mile of an active nest tree shall provide:</p> <p>i. One acre of foraging habitat for each acre of development at a ratio of 1:1. Mitigated lands shall consist of 10 percent of the land requirements met by fee title acquisition or a conservation easement allowing for the active management of the habitat, and the remaining 90 percent of the land protected by a conservation easement on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk (grasslands, rangeland, etc.) and no requirements for active management of the habitat; or</p> <p>ii. One-half acre of foraging habitat for each acre of development authorized at a ratio of 0.5:1. All the land requirements shall be met by fee title acquisition or a conservation easement, which allows for the active management of the habitat for prey production on the</p>				

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>land. Prey abundance and availability is determined by land and farming patterns including crop types, agricultural practices, and harvesting regimes. Actively managed land for prey production may result in the land becoming less valuable for crop production due to management limitations but increases the value for Swainson’s hawk through functional lift.</p> <p>b) Projects within 5 miles of an active nest tree but greater than 1 mile from the nest tree shall provide 0.75 acre of foraging habitat for each acre of urban development at a ratio of 0.75:1. All foraging habitat may be protected through fee title acquisition or conservation easement on agricultural lands or other suitable habitats.</p> <p>c) Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree shall provide 0.5 acre of Habitat Management land for each acre of urban development at a ratio of 0.5:1. All foraging habitat may be protected through fee title acquisition or a conservation easement on agricultural lands or other suitable habitat.</p>				

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	Mitigation bank credits may also be used to satisfy Swainson's hawk mitigation requirements as approved by the City and CDFW.				
<p><b>Impact 3.4-7:</b> Implementation of the proposed Project, with mitigation, would not affect protected wetlands and jurisdictional waters.</p>	<p><b>Mitigation Measure 3.4-7:</b> The Project proponent shall implement the following measure to avoid or minimize impacts on potentially jurisdictional waters:</p> <ul style="list-style-type: none"> <li>• Before any activities that would result in discharge, fill, removal, or hydrologic interruption of any of the water features occur within the Project site, the Project proponent shall obtain a preliminary jurisdictional delineation (PJD) from the USACE.</li> <li>• For any impacts on jurisdictional features, the Project proponent shall obtain the appropriate CWA Section 404 and or 401 permits. All permit conditions including required avoidance, minimization, and mitigation measures included as conditions of the permit shall be followed.</li> <li>• Section 404 authorization from the USACE and a Section 401 Water Quality Certification from the RWQCB shall be required prior to the start of construction that would impact any waters of the U.S. Any waters of the U.S. or jurisdictional wetlands that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with the USACE mitigation guidelines and City of Dixon requirements. Habitat</li> </ul>	<p>Obtain a preliminary jurisdictional delineation from the United States Army Corps of Engineers for activities that would result in discharge, fill, removal, or hydrologic interruption of any of the water features occur within the Project site Obtain the appropriate CWA Section 404 and or 401 permits for impacts on jurisdictional waters</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to the agencies.</p> <p>If a 404 permit is required for the proposed Project, then water quality concerns during construction shall be addressed in the Section 401 water quality certification from the Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) shall also be required during construction activities. SWPPPs are required in issuance of a National Pollutant Discharge Elimination System (NPDES) construction discharge permit by the U.S. Environmental Protection Agency. Implementation of Best Management Practices (BMPs) during construction is standard in most SWPPPs and water quality certifications. Examples of BMPs include stockpiling of debris away from regulated wetlands and waterways; immediate removal of debris piles from the site during the rainy season; use of silt fencing and construction fencing around regulated waterways; and use of drip pans under work vehicles and containment of fuel waste throughout the site during construction.</p> <p>If the ditches are determined to not be subject to federal jurisdiction, then these features may still be subject to waste discharge requirements under</p>				

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>the Porter-Cologne Water Quality Control Act. Section 13260(a) of the Porter-Cologne Water Quality Control Act (contained in the California Water Code) requires any person discharging waste or proposing to discharge waste, other than to a community sewer system, within any region that could affect the quality of the waters of the State (all surface and subsurface waters) to file a report of waste discharge. The discharge of dredged or fill material into the ditches may constitute a discharge of waste that could affect the quality of waters of the State. A report of waste discharge shall be filed for impacts to non-federal waters, if required.</p>				
<p><b>Impact 3.4-11:</b> Implementation of the proposed Project, with mitigation, would not result in conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	<p><b>Mitigation Measure 3.4-11:</b> Should the Solano Multispecies Habitat Conservation Plan (Solano HCP) be adopted prior to initiation of any ground disturbing activities for any phase of development associated with the project, the Project shall be developed in accordance with the Solano HCP and the Programmatic Endangered Species Act Consultation issued by the U.S. Fish and Wildlife Service. The Solano HCP is proposed to include avoidance and minimization measures as well as mitigation protocols for covered species and sensitive habitats. The City of Dixon is a voluntary participant in the proposed Solano HCP.</p>	<p>Develop project in accordance with the Solano HCP and Programmatic Endangered Species Act Consultation issued by the U.S. Fish and Wildlife Service</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department  Representative of the Solano Multispecies Habitat Conservation Plan</p>



<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>The Project applicant, the City of Dixon, and a representative from the Solano HCP shall ensure that all mitigation/conservation requirements of the Solano HCP are adhered to prior to and during construction. To the extent there is duplication in mitigation for a given species, the requirements of the Solano HCP shall supersede. If this measure is implemented after adoption of the Solano HCP, the project proponent shall comply with all requirements of the Solano HCP.</p>				
<p><b>Impact 3.4-12:</b> The proposed Project, in combination with other cumulative development, could result in the loss of biological resources including habitats and special status species.</p>	<p><b>Mitigation Measure 3.4-12:</b> Implement Mitigation Measures 3.4-4(a) through 3.4-4(c), and 3.4-7 and 3.4-11.</p>	<p>Implement mitigation measures</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department</p>
<p><b>3.5 Cultural Resources and Tribal Cultural Resources</b></p>					
<p><b>Impact 3.5-1:</b> The proposed Project would not, with mitigation, cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.</p>	<p><b>Mitigation Measure 3.5-1(a):</b> The Project proponent shall develop and implement an Archaeological Monitoring Program, whereby the Project proponents shall retain the services of an experienced archaeologist who will be present on-site to observe ground-disturbing activities requiring grubbing, grading, trenching, or excavation within defined Project areas. The Archaeological Monitor will be given access to inspect all ground surface and subsurface modifications, excavations, installations, equipment parking, and any other construction-related activities in the vicinity of the defined Project areas. These</p>	<p>Develop and implement an Archaeological Monitoring Program</p> <p>Follow guidance identified in the Archaeological Monitoring Program, as necessary</p>	<p>Project applicant</p>	<p>During grading and construction activities</p>	<p>City of Dixon Community Development Department</p> <p>Qualified archaeologist</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>defined Project areas consist of the two (now filled-in) historic drainage areas, located in the northern and southern portions of the APE, and the graveled-over area, located within the central-western portion of the APE.</p> <p>The archaeological monitoring will consist of on-the-ground and close observation by an experienced archaeologist for any kind of archaeological or cultural remains that might be exposed during ground-disturbing construction activities. Construction activities will be monitored by following the construction equipment as it removes or modifies soils and vegetation, and may involve walking cuts or excavations after the machinery has passed, or standing to the side and observing the soil removal activity. The archaeologist on-site will be given "stop work authority" so that in the event that they observe a change in soil conditions and/or artifacts or structural remains, they shall bring all construction activities within a 164 ft radius of the area to a stop so that they may further assess the find. Further ground disturbances in the vicinity of the find will remain stopped while an assessment is underway and until the archaeologist on-site can provide recommendations for treatment of the discovery. If a potentially significant find cannot be avoided by the project, the retained archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards, will develop an evaluation plan in consultation with the</p>				

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<p>City that contains a research design to guide assessments of the resource’s significance and scientific potential.</p> <p><b>Mitigation Measure 3.5-1(b):</b> The Project proponent shall develop and implement a Worker Awareness Training Program, where all construction personnel involved in ground-disturbing activities shall be trained in the recognition of possible cultural resources and the protection of such resources. The training program will inform all construction personnel of the procedures to be followed upon the discovery of archaeological materials, including Native American artifacts. Construction personnel will be instructed that cultural resources must be avoided and that all travel and construction activity must be confined to designated roads and areas. The training will include a review of the local, state, and federal laws and regulations related to cultural resources, as well as instructions on the procedures to be implemented should unanticipated resources be encountered during construction, including stopping work in the vicinity of the find and contacting the appropriate environmental compliance specialist.</p>	<p>Conduct worker-awareness training program for onsite operators of ground disturbing equipment</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department</p>
<p><b>Impact 3.5-2:</b> The proposed Project would not, with mitigation, cause a substantial adverse change in the significance of an archaeological</p>	<p><b>Mitigation Measures 3.5-2:</b> Implement Mitigation Measures 3.5-1(a) and 3.5-1(b)</p>	<p>Implement mitigation measures</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
resource pursuant to §15064.5.					
<b>Impact 3.5-3:</b> The proposed Project would not disturb any human remains, including those interred outside of dedicated cemeteries.	<p><b>Mitigation Measure 3.5-3:</b> If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the following performance standards shall be met before implementing or continuing actions such as construction that may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Solano County Coroner and a qualified archaeologist (meeting the Secretary of the Interior’s Professional Qualifications Standards for Archeology) to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (HSC Section 7050.5[b]).</p> <p>If the human remains are of historic age and are determined by the Solano County Coroner to be not of Native American origin, the City will follow the provisions of HSC Section 7000 et seq. regarding the disinterment and removal of non–Native American human remains.</p>	If unanticipated discoveries are identified, halt construction activities, identify the resource(s), and coordinate with a professional archaeologist, Native American Tribal representative, and/or County Coroner, as appropriate	Project applicant	If any human remains are found during grading and construction activities	<p>City of Dixon Community Development Department</p> <p>Solano County Coroner</p> <p>Native American Heritage Commission</p>

IMPACT	MITIGATION MEASURE	ACTION(S)	IMPLEMENTING PARTY	TIMING	MONITORING PARTY
	<p>If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the coroner’s findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant, in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in Public Resources Code Section 5097.9 <i>et seq.</i></p>				
<p><b>Impact 3.5-4:</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ul style="list-style-type: none"> <li>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical</li> </ul>	<p><b>Mitigation Measure 3.5-4(a):</b> Implement Mitigation Measures 3.5-1(a), 3.5-1(b), 3.5-2, and 3.5-3.</p> <p><b>Mitigation Measure 3.5-4(b):</b> A tribal cultural resources awareness brochure and training program for all personnel involved in the project’s ground disturbing activities (site grading, utility infrastructure installation, construction, etc.) shall be developed in coordination with interested Native American Tribes. The brochure shall be distributed and the training will be conducted by Native American representatives, or tribal monitors from culturally affiliated Native American Tribes, before any stages of project implementation and construction activities begin on the Project site. The training may be done in coordination with the project archaeologist. The program will include</p>	<p>Implement mitigation measures</p> <p>Prepare a tribal cultural resources awareness brochure and training program Distribute information to personnel associated with ground disturbing activities</p>	<p>Project applicant</p> <p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p> <p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department</p> <p>City of Dixon Community Development Department</p> <p>Native American Representatives from Culturally Affiliated Tribes</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
<p>resources as defined in Public Resources Code section 5020.1(k)?</p> <ul style="list-style-type: none"> <li>• A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</li> </ul>	<p>relevant information regarding sensitive tribal cultural resources, applicable regulations and protocols for avoidance, and consequences of violating state laws and regulations. The program will describe appropriate avoidance and minimization measures for resources that have the potential to be located on the Project site and will outline what to do and whom to contact if any potential tribal cultural resources or archaeological resources are encountered. The program will underscore the requirement for confidentiality and culturally appropriate treatment of any find with cultural significance to Native Americans' tribal values. All operators of ground-disturbing equipment shall receive the training and sign a form that acknowledges receipt of the training.</p>				
<p><b>Impact 3.5-5:</b> Implementation of the proposed Project, in combination with other cumulative development, could contribute to the cumulative loss or alteration of historic-era and indigenous archaeological resources and/or human remains in archaeological contexts.</p>	<p><b>Mitigation Measure 3.5-5:</b> Implement Mitigation Measures 3.5-1(a), 3.5-1(b), 3.5-2, and 3.5-3.</p>	<p>Implement mitigation measures</p>	<p>Project applicant</p>	<p>Prior to commencement of any ground disturbing activities</p>	<p>City of Dixon Community Development Department</p>

IMPACT	MITIGATION MEASURE	ACTION(S)	IMPLEMENTING PARTY	TIMING	MONITORING PARTY
<b>3.7 Geology, Soils, and Seismicity</b>					
<p><b>Impact 3.7-5:</b> Implementation of the proposed Project, with mitigation, would not or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p><b>Mitigation Measure 3.7-5:</b> If fossils or fossil-bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt, the Dixon Community Development Department shall be notified, and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.</p>	<p>If paleontological resources are identified, halt construction activities, identify the resource(s), and notify the City</p> <p>A qualified paleontologist shall prepare a recovery plan, and recommendations in the recovery plan shall be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered</p>	<p>Project applicant</p>	<p>If any fossils are found during grading and construction activities</p>	<p>City of Dixon Community Development Department</p> <p>Qualified Vertebrate Paleontologist</p>
<p><b>Impact 3.7-10:</b> Implementation of the proposed Project, in combination with other cumulative development, would not or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p><b>Mitigation Measure 3.7-10:</b> Implement Mitigation Measure 3.7-5.</p>	<p>Implement mitigation measure</p>	<p>Project applicant</p>	<p>If any fossils are found during grading and construction activities</p>	<p>City of Dixon Community Development Department</p> <p>Qualified Vertebrate Paleontologist</p>

<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
<b>3.10 Land Use</b>					
<b>Impact 3.11-3:</b> The proposed Project would not conflict with an applicable habitat conservation plan or natural community conservation plan.	<b>Mitigation Measure 3.11-3:</b> Implement Mitigation Measure 3.4-11.	Implement mitigation measure	Project applicant	Prior to commencement of any ground disturbing activities	City of Dixon Community Development Department Representative of the Solano Multispecies Habitat Conservation Plan
<b>3.15 Transportation</b>					
<b>Impact 3.15-2:</b> Implementation of the proposed Project would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) regarding Vehicle Miles Traveled (VMT).	<p><b>Mitigation Measure 3.15-2:</b> The effectiveness of various VMT mitigation strategies as documented in the literature is summarized in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Change Vulnerabilities, and Advancing Health Equity (CAPCOA Handbook). Table 3.15-6 [of this Draft EIR] summarizes the maximum potential effectiveness of various applicable strategies documented in the CAPCOA Handbook that were considered for potential incorporation into the project.</p> <p>Although implementation of any feasible VMT-reducing measures would not provide the level of mitigation necessary to significantly reduce VMT-related Project impacts, the following measures shall be implemented:</p> <p>All future employers at the Project site shall:</p>	Identify and implement vehicle miles traveled (VMT) mitigation measures	Project applicant	Prior to the approval of improvement plans	City of Dixon Community Development Department



<i>IMPACT</i>	<i>MITIGATION MEASURE</i>	<i>ACTION(S)</i>	<i>IMPLEMENTING PARTY</i>	<i>TIMING</i>	<i>MONITORING PARTY</i>
	<ul style="list-style-type: none"> <li>• Implement a voluntary employee trip reduction program;</li> <li>• Identify a carpool coordinator;</li> <li>• Include preferential carpool parking spot(s) at employee-generating development to be reserved for use by employees who carpool (2+ employees per car per ride);</li> <li>• Provide incentives as feasible for employees who walk, ride manual bicycles, and/or take public transportation to work more than half of the time and can provide proof;</li> <li>• Ensure the availability of a secure bicycle storage area within the Dixon Opportunity Center for use by employees; and</li> <li>• Allow remote work for applicable employees where feasible for one or more days per week or equivalent hours.</li> </ul>				
<p><b>Impact 3.15-5:</b> Implementation of the proposed Project, in combination with other cumulative development, would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) regarding Vehicle Miles Traveled (VMT).</p>	<p><b>Mitigation Measure 3.15-5:</b> Implement Mitigation Measure 3.15-2.</p>	<p>Implement mitigation measure</p>	<p>Project applicant</p>	<p>Prior to the approval of improvement plans</p>	<p>City of Dixon Community Development Department</p>