

Mitigation Monitoring & Reporting Program

for the

DIXON GENERAL PLAN 2040

SCH No. 2018112035

City of Dixon

December 2020

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1 Purpose

State of California Public Resources Code Section 21081.6(a)(1) requires a lead or responsible agency that approves or carries out a project subject to the California Environmental Quality Act (CEQA) to adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The City of Dixon (the "City") is the lead agency for the Environmental Impact Report (EIR) prepared for the General Plan 2040 (SCH No. 2018112035), hereafter referred to as "**Proposed Plan**," and therefore is responsible for the adoption and implementation of the required mitigation monitoring and reporting program. An EIR has been prepared for the Proposed Plan that addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts.

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Public Resources Code Section 21081.6(a)(1). It is the intent of this program to:

1. Verify satisfaction of the required mitigation measures of the EIR;
2. Provide a methodology to document implementation of the required mitigation;
3. Provide a record of the monitoring program;
4. Identify monitoring responsibility;
5. Establish administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize existing review processes wherever feasible.

The MMRP describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the Proposed Plan and the methods of monitoring such actions. A monitoring program is necessary only for impacts which would be significant if not mitigated.

If, during the course of project implementation, any of the mitigation measures identified cannot be successfully implemented, the City shall immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required, and/or whether alternative mitigation is appropriate.

The following consists of a monitoring program table noting the responsible entity for mitigation monitoring, the timing, and a list of all project-related mitigation measures.

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2 Mitigation Monitoring and Reporting Plan

| <i>Impact</i> | <i>Mitigation Measure</i> | <i>Method of Verification</i> | <i>Timing of Verification</i> | <i>Responsibility for Verification</i> | <i>Verification Complete Date</i> | <i>Initial</i> |
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| <i>Agricultural Resources</i> | | | | | | |
| 3.2-1: Implementation of the Proposed Plan would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance | AG-1: Any developer seeking to develop parcels designated as agricultural by the 1993 General Plan that contain FMMP-designated Prime farmland must acquire off-site Prime farmland or a conservation easement on such land within the Planning Area or within a ten-mile radius of the City, or each developer will participate in the City's Agricultural Mitigation Program. Each developer will pay the fee established for this program at the time of the City's approval of the tentative subdivision map or as otherwise specified in a development agreement. If the developer opts to purchase land, the developer can re-sell the land to an agricultural operator or other party so long as a conservation agreement acceptable to the City is granted to the City or an agency or organization acceptable to the City. Alternatively, the developer can purchase a conservation | Submittal of documentation. | Prior to project approval. | City of Dixon Department of Community Development | | |

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| | easement which is acceptable to the City and grant this conservation easement to the City or an agency or organization acceptable to the City. The parcels this mitigation measure applies to include: APN #s 0108040050, 0110140060, 0110140080, 0111020060, 0111020100, 0111020130, 0114020010, 0114031090, 0116030090, 0143010040, 0143020080, and 0143060060. | | | | |
| Air Quality | | | | | |
| 3.3-2 Development under the Proposed Plan would violate air quality standards or contribute substantially to an existing or projected air quality violation. | AQ-1: Implement construction dust control mitigation measures described in Yolo-Solano's AQMD's CEQA Handbook. The following construction dust and construction equipment exhaust control measures will be implemented, when feasible, to reduce the amount of dust emissions from construction activities in the Planning Area. Dust Control Measures o Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. o Haul trucks hauling dirt, sand, or loose materials shall maintain at least 2 feet of freeboard or shall be covered. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area. | Submittal of documentation demonstrating inclusion of requirements in construction contractor specifications. | Prior to issuance of a construction permit. | City of Dixon Department of Community Development | |

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| | <ul style="list-style-type: none"> o Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). o Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. o Plant vegetative ground cover in disturbed areas as soon as possible. o Cover inactive storage piles. o Sweep streets if visible soil material is carried out from the construction site. o Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips, mulch or gravel. <p>Construction Equipment Emissions Control Measures:</p> <ul style="list-style-type: none"> o Restrict unnecessary vehicle idling to 5 minutes. o Incorporate catalyst and filtration technologies. o Modernize the equipment fleet with cleaner repower and newer engines | | | | |
| <p>3.3-2 Development under the Proposed Plan would violate air quality standards or contribute substantially to an existing or projected air quality violation.</p> | <p>AQ-2: Require that applicants proposing development of projects within the City of Dixon require contractors, as a condition of contract, to reduce construction related fugitive ROG emissions by ensuring that low-VOC coatings that have a VOC content of 10 grams/liter (g/L) or less be used during construction. All project applicants shall submit evidence of the use of low-VOC coatings to Yolo-Solano AQMD prior to the start of construction.</p> | <p>Submittal of documentation demonstrating inclusion of requirements in construction contractor specifications.</p> | <p>Prior to issuance of a construction permit.</p> | <p>City of Dixon Department of Community Development</p> | |

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| 3.3-2 Development under the Proposed Plan would violate air quality standards or contribute substantially to an existing or projected air quality violation. | AQ-3: Require all development applications with the potential to create point-source air quality impacts be referred to the Yolo-Solano Air Quality Management District (Yolo-Solano AQMD) for review and comment to ensure compliance with Yolo-Solano AQMD requirements prior to approval of the project. | Submittal of documentation to Yolo-Solano AQMD. | Prior to project approval. | City of Dixon Department of Community Development | |
| 3.3-3 Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations. | AQ-4: Require development projects to meet CARB setback recommendations from air contaminant sources for sensitive uses, or conduct specific air quality and health risk impact analyses and identify project specific mitigation measures. | Plan check. | Prior to project approval. | City of Dixon Department of Community Development | |
| 3.3-3 Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations. | AQ-5: To protect sensitive receptors require discretionary projects in proximity to SR-113 and I-80 to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels. | Submittal of documentation. | Prior to project approval. | City of Dixon Department of Community Development | |
| 3.3-3 Development under the Proposed Plan would expose sensitive receptors to substantial pollutant concentrations. | AQ-6: All applicants proposing development of projects that may include sensitive receptors within 1,000 feet of existing stationary sources of substantial TACs shall prepare a site-specific construction health risk assessment (HRA) taking into account both project-level and cumulative health risks (including existing TAC sources). If the HRA demonstrates, to the satisfaction | Submittal of documentation. | Prior to project approval. | City of Dixon Department of Community Development | |

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| | of the City, that the health risk exposures for potential receptors will be less than Yolo-Solano AQMD project-level and cumulative thresholds (as appropriate), then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed Yolo-Solano AQMD project-level and/or cumulative thresholds (as appropriate), additional feasible on- and offsite mitigation shall be analyzed by the applicant to help reduce risks to the greatest extent practicable. | | | | | |
| Biological Resources | | | | | | |
| 3.4-1 Implementation of the Proposed Plan would have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. | The following policies from the Dixon General Plan serve as mitigation: NE-1.12 In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined by the City to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval. NE-1.13 Protect the nests of raptors and other birds when in active use, as required by State and federal regulations. In new development, avoid disturbance to and loss | Submittal of documentation. | Prior to project approval. | City of Dixon Department of Community Development | | |

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| | of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season or by conducting a pre-construction survey by a qualified biologist to confirm nests are absent or to define appropriate buffers until any young have successfully fledged the nest. | | | | | |
| Energy, Greenhouse Gases, and Climate Change | | | | | | |
| 3.6-1 Development under the Proposed Plan would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | GHG-1: The City of Dixon shall adopt and begin to implement a Climate Action Plan within a goal of 18 months, but no later than 36 months, of adopting the Proposed Plan update to address the GHG reduction goals of Executive Order B-30-15, Senate Bill 32, and Executive Order S-03-05 for GHG sectors that the City has direct or indirect jurisdictional control over. The Climate Action Plan shall include a community inventory of GHG emission sources, and quantifiable GHG emissions reduction targets for 2030 and 2050, and an interim target for the General Plan buildout year 2040, that are consistent with the statewide GHG reduction targets and SB 375 Regional Plan Climate Targets. The City shall monitor progress toward its GHG emissions reduction goals and prepare reports every five years detailing that progress. | Adoption of a Climate Action Plan by the Dixon City Council. | No later than 36 months following adoption of the Proposed Plan. | City of Dixon Department of Community Development | | |

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| 3.6-2 Development under the Proposed Plan would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. | Mitigation Measure GHG-1. | Adoption of a Climate Action Plan by the Dixon City Council. | No later than 36 months following adoption of the Proposed Plan. | City of Dixon Department of Community Development | |
| 3.6-4 The Proposed Plan would not conflict with the CBC Energy Efficiency Standards, the CARB passenger vehicle GHG emission reduction targets for 2020 and 2040, or any other applicable energy conservation regulations. | Mitigation Measure GHG-1. | Adoption of a Climate Action Plan by the Dixon City Council. | No later than 36 months following adoption of the Proposed Plan. | City of Dixon Department of Community Development | |
| Energy, Greenhouse Gases, and Climate Change | | | | | |
| 3.7-5 Implementation of the Proposed Plan would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. | GEO-1: Establish a procedure for the management of paleontological materials found on-site during a development, including the following provisions: - If materials are found on-site during grading, require that work be halted until a qualified professional evaluates the find to determine if it represents a significant paleontological resource. - If the resource is determined to be significant, the paleontologist shall supervise removal of the material and determine the most appropriate archival storage of the material. Appropriate materials shall be prepared, catalogued, and archived at the applicant's | Submittal of documentation demonstrating inclusion of requirements in construction contractor specifications. | Prior to issuance of a construction permit. | City of Dixon Department of Community Development | |

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| expense and shall be retained within Solano County if feasible. | | | | | |
| Transportation | | | | | |
| 3.13-2 Implementation of the Proposed Plan would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). | TRANS-1: <i>Addition of fixed route transit service serving school sites.</i> | Implementation of City-run fixed route transit service via Read-Ride to/from school sites. | Not less than 24 months from adoption of the Proposed Plan. | Dixon City Engineer / Public Works | |
| 3.13-2 Implementation of the Proposed Plan would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). | TRANS-2: <i>Implementation of Commute Travel Demand Management (TDM) program.</i> | Adoption of an ordinance requiring employers with more than 100 employees to offer trip reduction incentives such as parking cash-outs, guaranteed-ride-home, taxi vouchers, and message boards/marketing materials. The ordinance shall also specify mandatory reporting requirements for employers. | Not less than 24 months from adoption of the Proposed Plan. | City of Dixon Department of Community Development | |