

**4. ENVIRONMENTAL SETTING, IMPACTS,
AND MITIGATION MEASURES**

CHAPTER 4

ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

INTRODUCTION

This chapter presents the environmental impacts analysis for the proposed project. The project consists of the four applications submitted by MFA, the project applicant. The four applications consist of a General Plan amendment, pre-zoning, change in the City's Sphere of Influence (SOI) boundary, and annexation of the site into the City of Dixon. In addition, this chapter evaluates potential impacts (and provides mitigation measures) associated with future site development, based on a conceptual site plan prepared by the applicant. Those impacts and mitigation measures will be considered by the City during future review of site development application(s).

This chapter of the EIR addresses specific environmental topics required by CEQA. Each topic (e.g., air quality, noise) includes a description of existing conditions for the project site in the Setting section and a section on the regulatory framework. The Impacts and Mitigation Measures section for each topic addresses impacts and proposed mitigation measures related to the project.

Unless otherwise noted, all identified impacts are considered potentially significant. The corresponding mitigation measures, unless otherwise noted, would be sufficient to reduce impacts to a less-than-significant level. When more than one mitigation measure is recommended for a specific impact, all the measures would be required to reduce the impact to a less-than-significant level, unless the word "or" or "alternatively" appears in the description of mitigation measures. No mitigation is required by CEQA for less-than-significant impacts.

Each potentially significant impact is summarized, numbered, and shown in bold lettering. Text then follows each summarized impact statement to provide more detailed discussion and analysis. At the end of the impact discussion, mitigation measure(s) are listed and numbered to correspond to the numbered impact.

The impacts and mitigation measures are divided into: 1) those impacts (and associated mitigation measures) that are related to the four applications subject to review in this EIR; and 2) those impacts (and associated mitigation measures) that are anticipated in the future when development of the site may occur. The anticipated future impacts (and associated mitigation measures) will be considered at the time development proposals are submitted

for the site; further detailed environmental review will be required at that time in accordance with CEQA requirements.

The two types of impacts and mitigation measures are clearly identified in this chapter as:

- Project Impact or
 - Anticipated Future Impact
- and
- Project Mitigation Measure or
 - Anticipated Future Mitigation Measure

The summary table (Table 2-1) in Chapter 2 includes the same text shown in the bold lettered impact statements and the italicized mitigation measures for the project and anticipated future site development.

DETERMINATION OF SIGNIFICANCE

According to CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment (Public Resources Code 21068). The guidelines implementing CEQA direct that this determination be based on scientific and factual data. The specific criteria for determining significance of a particular impact are identified prior to the impact discussion in each topic section, and are consistent with significance criteria set forth in the guidelines implementing CEQA.