

NOTICE OF PREPARATION HARVEST MASTER PLAN, SOUTHEAST ANNEXATION, AND GENERAL PLAN AMENDMENT PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT



Date: July 21, 2025

To: State Clearinghouse, Agencies, Organizations, and Interested Parties

From: City of Dixon Community Development Department

Subject: Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for the Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project

Scoping Meeting: August 11, 2025 at 7:00 pm

(In-person meeting with online Zoom capabilities) (see page 2 for information)

Comment Period: Monday, July 21, 2025 to Tuesday, August 19, 2025

NOTICE IS HEREBY GIVEN that the City of Dixon (City), as the Lead Agency, has determined that the Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project (proposed project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Land Use and Climate Innovation respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Land Use and Climate Innovation must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on July 21, 2025 and end on August 19, 2025 at 5:00 pm.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)).

Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. on Tuesday, August 19, 2025. Written communication shall include "Harvest Master Plan, SE Annexation, and General Plan Amendment - Project - NOP Comments" in the subject line.

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For additional information, please contact:

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City of Dixon Community Development Department
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Dixon, CA 95620
Email: planningdepartment@cityofdixonca.gov
Phone: (707) 678-7000

Draft EIR Scoping Meeting

The City will hold an in-person scoping meeting, with online Zoom capabilities, to: (1) inform the public and interested agencies about the proposed project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR, as well as the range of alternatives to be evaluated. No action will be taken on the proposed project at the scoping meeting. The sole purpose of the scoping meeting is for interested parties to be introduced to the proposed project, to ask questions about the proposed project, and to provide feedback regarding the scope of what CEQA topics should be assessed in the upcoming Draft EIR. The intent of the scoping meeting is not to receive comments on the merits of the proposed project or to hear testimony in support or opposition to the proposed project. Interested parties are strongly encouraged to submit written comments via email or letter.

It is anticipated, but is not yet determined, that in early 2026, through public notice and hearings, the Planning Commission will review the Draft EIR (DEIR) and accept comments on the adequacy of the DEIR. Subsequently, through noticed public hearings, the Planning Commission will review the proposed project and the Final EIR and provide recommendations to the City Council, who will then take action on the proposed project, including consideration of the Final EIR, at noticed public hearings.

The date, time, and place of the Scoping Meeting are as follows:

Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project

Draft EIR Scoping Meeting

August 11, 2025 at 7:00 pm

Attend in-person:

City Hall Council Chambers
City of Dixon
600 East A St.
Dixon, CA 95620

Join via Zoom:

<https://us02web.zoom.us/j/82903716476?pwd=1p6M4naWH5M68g89R5hUKZ9jsLGuez.1>

Or

www.zoom.com

Meeting ID: 829 0371 6476

Passcode: 707143

Join Zoom Via Phone

+1 (669) 444-9171

Meeting ID: 829 0371 6476

Passcode: 707143



Project Location and Setting

The City is located in the Central Valley region of Northern California, along the Interstate 80 (I-80) corridor, with the cities of Davis and Sacramento located approximately six and 25 miles to the northeast, respectively, and the cities of Vacaville and San Francisco located approximately 15 and 65 miles to the southwest, respectively, as shown on Figure 1. State Route 113 is a north-south state highway that runs through the City's downtown and is a major route for agricultural goods transport. The Union Pacific Railroad (formerly Southern Pacific) line passes through the City, carrying both freight and passenger trains. Amtrak's Capitol Corridor service, which connects Sacramento and the Bay Area, also utilizes this line but does not serve Dixon.

The proposed project site comprises approximately 7,819 acres of land located in unincorporated Solano County, surrounding the City of Dixon just outside the City's existing city limits and Sphere of Influence (SOI), and approximately 39 acres of land located within the City. The project site includes several components identified as SOI Area A, SOI Area B, SOI Area C, the Harvest Project, the Lombardo Ranch Project, Pond C, and non-participating parcels, as shown in Figure 2.

Figure 2 also shows an area identified as the Area of Interest. In the context of Local Agency Formation Commissions (LAFCOs), an Area of Interest is a geographical area where land use decisions or other governmental actions of one local agency might directly or indirectly impact another agency. It is a way to identify areas where enhanced coordination between agencies is needed, even if the area is not within a city or special district's SOI. Figure 2 outlines the Area of Interest the City has identified for potential future inclusion into the City; however, the proposed project does not propose any development or annexation of the Area of Interest under the proposed project.

SOI Area A is located along the northwestern boundary of the City, outside the City's existing city limits and SOI, and is located north of I-80. SOI Area B is located along the northeast corner of the City's existing city limits and SOI and is located south of I-80. SOI Area C, the Harvest Project, the Lombardo Ranch Project, and the majority of the non-participating parcels are located south and southeast of the City's existing city limits and SOI. Additionally, Pond C is located north and northwest of the Harvest Project site and lies within the City's existing city limits, and a portion of the non-participating parcels are located within the southeast corner of the City's existing SOI.

The approximate acreages of each proposed project component are shown in Table 1 below:

Table 1: Proposed Project

Project Component	Approximate Acres
Area of Interest	3,408
SOI Area A	1,768
SOI Area B	1,306
SOI Area C	79
Harvest Project	838
Lombardo Ranch Project	147
Non-participating Parcels	273
Pond C	39
Total	7,858

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The site consists of the following Assessor's Parcel Numbers (APNs):

SOI Area A

0108040050	0110130010	0111020050
0110140050	0108080030	0111020040
0110140040	0108100010	0111020030
0110160050	0108040030	0111020020
0110160040	0108040020	0111020170
0110160030	0108030030	0111020160
0110160110	0110130040	0111020210
0110140030	0110130030	0111020150
0110140020	0108110570	0111020010
0110140190	0108110580	0111020220
0110140060	0108020050	0111010020
0108040050	0108110010	0111010060
0110140150	0108090100	0111010050
0110140160	0108100110	0110150010
0110130020	0108100020	0111020140

SOI Area B

0111100210	0111050150	0110150230
0111100200	0111220010	0110150280
0111100040	0111220020	0110150040
0111050050	0111220030	0110150150
0111050040	0111220040	0110150160
0110170010	0111050200	0110150170
0110090060	0111050180	0110150180
0110090040	0110160120	0110170160
0111100170	0110160090	0110090080
0111100180	0110160220	0110090070
0111100190	0110160230	
0111050110	0110160070	

SOI Area C

0112040130	0112040110	0112040220
0112040120	0112040200	

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Harvest Project

0112080030	0112040060	0116020040
0112040030	0112040160	0112040230
0112040140	0112040170	
0112040040	0116020050	

Lombardo Ranch Project

0116040070	0116040060
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Non-Participating Parcels

0112040180	0109130130	0116030060
0112040190	0109130120	0116030050
0109130080	0116030090	0116030040
0109130140	0116030080	
0109130060	0116030070	

Pond C

0116030110

The majority of the proposed project's area consists of undeveloped agricultural land. Two small portions of the Harvest Project site are developed with rural residential uses. SOI Areas A and B are primarily agricultural land with various rural residential, commercial, and industrial uses scattered throughout. SOI Area C is developed with existing uses, which include Superior Farms (a meat processing plant) and Happy Paws Kennel (a dog daycare and kennel). The non-participating parcels are developed with agricultural and rural residential uses. Pond C is part of the City's stormwater drainage system and serves as a major detention basin for stormwater runoff.

According to the Solano County General Plan Land Use Map:

The entirety of the Harvest Project site, SOI Area C, and the majority of the non-participating parcels are designated as Agriculture (AG). However, the portion of the non-participating parcel located within the City's existing Sphere of Influence (SOI) and the Lombardo Ranch Project site are designated Urban Residential (UR). SOI Area A is also predominantly designated Agriculture, except for a small section at its northern end, which is designated Service Commercial (SC) and Limited Industrial (LI). In SOI Area B, the northern half—located north of the UPRR tracks that bisect the area—is primarily designated Limited Industrial (LI), with a small portion in the northernmost section designated Agriculture (AG), while the southern half of SOI Area B is designated entirely as Agriculture (AG).

According to the Solano County Zoning Map:

The entirety of the Harvest Project site, the non-participating parcels, the Lombardo Ranch Project site, and SOI Area C are zoned Exclusive Agriculture (A-40). SOI Area A is also zoned entirely as A-40, except for a small portion at the northern end, which is zoned Commercial Service (CS) and Manufacturing General (MG-3). In SOI Area B, the majority of the northern half, located north of the UPRR tracks, is zoned with a mix of Manufacturing General (MG-3), Industrial Agricultural Service (I-AS), and Exclusive Agriculture (A-40), while the southern half is zoned entirely as A-40.



According to the City of Dixon General Plan and Zoning Maps:

Pond C is located within the City's existing city limits and is designated Public Facilities in both the City's General Plan Land Use Map and Zoning Map. The portion of the non-participating parcels located within the City's existing SOI and the Lombardo Ranch Project site are designated Low Density Residential by the City's General Plan.

Project Description

The proposed project site comprises approximately 7,819 acres of land located in unincorporated Solano County, surrounding the City of Dixon just outside the City's existing city limits and Sphere of Influence (SOI), and approximately 39 acres of land located within the City's Pond C stormwater drainage area. The Project proposes the following:

- Expand the City of Dixon's limits by annexing approximately 1,258 acres of unincorporated Solano County land comprised of the Harvest Project, Lombardo Ranch Project, and non-participating parcels. The proposed project encompasses the Harvest Master Planned Development—a phased, mixed-use community of up to 8,752 residential units, commercial/mixed-use space, public facilities, infrastructure (water, wastewater, stormwater, transportation), and extensive open space—anticipated to build out over 20–25 years. Pond C may be utilized for drainage upgrades and potential community-serving facilities.
- SOI expansion including SOI Area A (1,768 acres), SOI Area B (1,306 acres), SOI Area C (79 acres), the Harvest Project (838 acres), the Lombardo Ranch Project (147 acres), and non-participating parcels (273 acres). The Lombardo Ranch site would maintain current land-use designations pending future project application and non-participating parcels are proposed for annexation with no immediate land-use changes. Proposed SOI Areas A, B, and C would pre-zoned in anticipation of future City growth.
- New Areas of Interest outside city limits and SOI (3,408 acres) as potential future growth areas to enhance coordination between the City and other responsible agencies.
- All Project components would be subject to LAFCO approval and municipal services review.

The proposed project components and their related proposed actions are outlined below in Table 2.

Table 2: Proposed Project Components and Actions

Project Component	Approximate Acres	Proposed Action
Area of Interest	3,408	Pre-Zoning
SOI Area A	1,768	Inclusion in SOI and Pre-Zoning
SOI Area B	1,306	Inclusion in SOI and Pre-Zoning
SOI Area C	79	Inclusion in SOI and Pre-Zoning
Harvest Project	838	Master Planned Development and Annexation
Lombardo Ranch Project	147	Annexation
Non-participating Parcels	273	Annexation
Pond C	39	Potential Community Benefit
Total	7,858	--



Project Components

Area of Interest

The Area of Interest includes approximately 3,408 acres of unincorporated County land. In the context of LAFCO, an Area of Interest is a geographical area where land use decisions or other governmental actions of one local agency might directly or indirectly impact another agency. The Area of Interest term is a way to identify areas where enhanced coordination between agencies is needed, even if the area is not within a city or special district's sphere of influence. The Area of Interest is an area the City has identified for potential future inclusion into the City; however, the proposed project does not propose any development or annexation of the Area of Interest as part of the proposed project and a separate environmental review will be required at the time of future annexation. As such, this EIR does not include an analysis of the Area of Interest.

Sphere of Influence Expansion

The project proposes to amend the City's existing SOI to include areas identified by the proposed project as SOI Area A, SOI Area B, and SOI Area C. The proposed project's SOI expansion would result in an additional 3,153 acres of land being within the City's SOI. The proposed project does not include any specific development within this area but would involve pre-zoning, which would establish a framework for future growth and development. As required by LAFCO guidelines, a city must pre-zone unincorporated territory that the city expects to annex in the future and the proposed zoning must be consistent with the City General Plan. The SOI expansion would also require Municipal Services Review (MSR) to review the extension of services into previously unserved, unincorporated territory.

Annexation

The project proposes annexation of the Harvest Project site, Lombardo Ranch Project site, and the non-participating parcels into City of Dixon city limits. Annexation of this area would expand the City's existing city limits by approximately 1,258 acres. Proposed annexation would require Solano County LAFCO approval and would require MSR to review the extension of services into previously unserved, unincorporated territory.

Harvest Project

The Harvest Project site is proposed for annexation into City limits. The details of the Harvest Project are provided below.

Lombardo Ranch

The Lombardo Ranch Project site is proposed for annexation into the City of Dixon. Though development applications for this site have been submitted, the specific project is not anticipated to be defined until after the proposed project under consideration in this analysis has been approved and its EIR certified. Accordingly, this analysis will consider the Lombardo Ranch project at a programmatic level, and it is expected that a separate environmental review will be conducted when the project is more clearly defined. The Lombardo Ranch Project site is currently designated as Urban Reserve by the Solano County General Plan, as Exclusive Agriculture by the Solano County Zoning Map, and as Low Density Residential by the City of Dixon General Plan. Due to reasonably foreseeable development of the site but no definition of development currently confirmed for the site, the existing City General Plan land use for this site would remain as is and the proposed project does not propose any land use changes or development of this site at this time. Once the site has been annexed into the City of Dixon's boundaries through the proposed project and the proposed development of the site has been defined, subsequent environmental analysis would be conducted for the site.



Non-Participating Parcels

For the non-participating parcels, although the parcels would be annexed into the City of Dixon, land uses within the non-participating parcels would not be modified as a result of the proposed project, and no specific development is proposed on these parcels at this time. These non-participating parcels have been included in the proposed annexation area to ensure conformity with LAFCO requirements and compliance with LAFCO policies for annexation. As the proposed project does not include any land use modifications or development on these parcels, the non-participating parcels would not warrant an impact assessment. No direct evaluation of these parcels would occur in the EIR, other than through the LAFCO lens.

Master Planned Development

Harvest Project

The Harvest Project is a Master Planned Development. The Harvest Project would be developed as a primarily residential community while providing placemaking opportunities and open space for the City. The Harvest Project proposes a phased, comprehensive master planned community consisting of approximately 240 acres of low density residential uses, 292 acres of medium density residential uses, 48 acres of mixed-use development, 16 acres of public facilities (including a proposed elementary school site and an additional separate site for a community serving use such as a preschool, daycare, or church facility), and 140 acres of common parks, drainage basins, and open space. The Harvest Project proposes the development of approximately 4,000 to 8,752 residential units at full buildout with varying size, types, and configurations.

The Harvest Project would include the development of associated infrastructure including water service infrastructure, wastewater infrastructure, stormwater drainage and control, and transportation network. Water well development and stormwater drainage facilities built to serve this site would also be analyzed in the EIR. Development of the Harvest Project is anticipated to begin near Parkway Boulevard and proceed south as buildout occurs which includes building parks, an associated retail center, and the majority of the backbone infrastructure required by the Harvest project in the initial phases of development.

The development of engineering plans and designs, and the EIR analysis, will identify the need for the conveyance of offsite utilities and infrastructure, offsite and adjacent roadways and transportation facilities, as well as the expansion of the City's wastewater treatment facilities. These related but offsite improvements will be analyzed in the EIR.

Buildout of the Harvest Project is anticipated to be completed in five to eight phases, dependent on market conditions and housing demand. Buildout is anticipated to result in the construction of approximately 300 homes per year taking place over approximately 20 to 25 years for full buildout.

Table 3: Harvest Project Proposed Land Use and Housing Units

Proposed Land Use	Approximate Acres	Proposed Housing Units	
		Density Range	
		Average	Max
Low Density Residential (5-9 Dwelling Units/Acre)	240	2,100	2,156
Medium Density Residential (10-22 Dwelling Units/Acre)	292	3,700	6,422
Mixed Use (10-22 Dwelling Units/Acre)	48	500	174
Public Facilities	16	--	--
Parks/Open Space	141	--	--



Proposed Land Use	Approximate Acres	Proposed Housing Units	
		Density Range	
		Average	Max
Roadways	101	--	--
Total	838	6,300	8,752

Potential Community Benefit

Pond C

Pond C is an existing stormwater detention basin that is part of the City's stormwater drainage system and is located within the City of Dixon, directly north and northwest of the Harvest Project site. Pond C will be addressed in the EIR from a stormwater drainage and plumbing standpoint as a result of proposed project activities. Pond C may be developed with a community center or resiliency center.

Required Approvals and Permits

Permits and approvals that may be required for the proposed project and that may be sought from public agencies include, but are not limited to, the following:

City of Dixon

Potential permits and approvals required by the City of Dixon as lead agency include:

- Certification of an Environmental Impact Report (EIR), and adoption of a Mitigation Monitoring and Reporting Program (MMRP)
- General Plan Amendments
- Zoning Amendments / Pre-zoning
- Master Planned Development Approval
- Development Agreement
- Subdivision Maps
- Design Review
- Grading Permits
- Building Permits
- Encroachment Permits
- Infrastructure Improvement Plan Approval (for water, sewer, storm drainage, streets)
- Parkland Dedication or In-Lieu Fee Approval (as applicable)

Solano County LAFCO

The proposed project includes annexations from Solano County into the City of Dixon. Approval by Solano LAFCO, a responsible agency under CEQA, would be required for the annexation. The EIR will be used to support the following subsequent actions:

- Approval of annexation by Solano LAFCO

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- Pre-zoning of annexed parcels consistent with the City of Dixon General Plan land use designations
- Approval of Sphere of Influence (SOI) amendment
- Preparation of updated Municipal Services Reviews (MSR) required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.), addressing the amendment to the SOI and city limits and changes contemplated in City services due to the proposed project

City of Dixon Water District

- Modification to the boundary to include the proposed project's area within its service boundary
- Approval of a Water Supply Assessment
- Approval of water infrastructure design and capacity analysis

City of Dixon Sewer District

- Modification to the boundary to include the proposed project's area within its service boundary
- Approval of wastewater collection system improvements

Solano Transportation Authority

- Coordination and review of proposed modifications to the roadway network within the Harvest Project area
- Review of consistency with Solano Comprehensive Transportation Plan
- Potential updates to transportation impact fees or modeling

Solano Irrigation District

- Review and approval of any facilities within the jurisdiction of the Solano Irrigation District (SID)
- Detachment of any current SID facilities the District
- Encroachment permits would be required for work involving new facilities, connecting to existing ones, crossing facilities, or installing non-District facilities within SID right-of-way

Draft EIR Analysis

The City will prepare an EIR for the Harvest-Dixon Project. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The Draft EIR for the proposed project will incorporate, by reference, applicable portions of the certified Dixon General Plan 2040 Draft EIR.

The EIR prepared for the Harvest-Dixon Project will be a joint programmatic and project level EIR. The Harvest Project and Pond C components of the overall proposed project will be analyzed in the EIR at a project level. The remainder of the proposed project components will be analyzed at a program level. The joint EIR will analyze potentially significant impacts associated with adoption and implementation of the Harvest-Dixon Project. In particular, the EIR will focus on the proposed project's increased development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as

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set forth in CEQA Guidelines Appendix G. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- **Aesthetics** – The Draft EIR will describe the aesthetic implications of proposed project implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, potential to conflict with regulations governing scenic quality, and light or glare impacts.
- **Agricultural and Forestry Resources** – The Draft EIR will describe the character of the region's agricultural and forest lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). This section will provide an analysis including the methodology, thresholds of significance, project impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural or forest lands and Williamson Act cancellations as a result of proposed project implementation.
- **Air Quality** – The Draft EIR will describe the potential short- and long-term impacts of proposed project implementation on local and regional air quality and air quality plans based on methodologies issued by the Yolo-Solano Air Quality Management District (YSAQMD).
- **Biological Resources** – The Draft EIR will identify any potential impacts of proposed project implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.
- **Cultural and Tribal Cultural Resources** – The Draft EIR will describe proposed project implementation impacts and mitigation associated with cultural, historic, archaeological, and tribal cultural resources.
- **Energy** – The Draft EIR will provide an analysis to determine whether the proposed project would result in a significant impact on energy use if it would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during proposed project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.
- **Geology, Soils, and Seismicity** – The Draft EIR will describe the potential geotechnical implications of proposed project implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique palaeontologic resources or unique geological features.
- **Greenhouse Gases and Climate Change** – The Draft EIR will include a greenhouse gas emissions analysis using the YSAQMD's methodology and guidance for evaluating a project's greenhouse gas emissions and will address the potential for the proposed project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases.
- **Hazards and Hazardous Materials** – The Draft EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of proposed project implementation. Potential hazards impacts resulting from future construction will also be described.
- **Hydrology and Water Quality** – The Draft EIR will describe the effects of proposed project implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.

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- **Land Use and Planning** – The Draft EIR will describe the potential impacts of proposed project implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.
- **Mineral Resources** – The Draft EIR will describe the potential impacts to known and unknown mineral resources in the area that could result from implementation of the proposed project.
- **Noise** – The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the proposed project.
- **Population and Housing** – The Draft EIR will describe the anticipated effects of proposed project implementation inducing unplanned population growth or displacing existing people or housing.
- **Public Services and Recreation** – The Draft EIR will describe the potential for proposed project implementation to result in substantial adverse physical impacts on public services, including police, fire and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- **Transportation** – The Draft EIR will describe the transportation and circulation implications of proposed project implementation, including impacts on the circulation system including transit, roadways, pedestrian and bicycle facilities, potential effects related to vehicle miles traveled, design or incompatible use hazards, and adequate emergency access.
- **Utilities and Service Systems** – The Draft EIR will describe proposed project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.
- **Wildfire** – The Draft EIR will describe proposed project impacts related to emergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to significant wildfire-related risks.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with proposed project implementation. The Draft EIR will also compare the impacts of the proposed project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.