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Docket Number:	26-OPT-01
Project Title:	Vaca Dixon Power Center Project
TN #:	268164
Document Title:	Chapter 5_Environmental Analysis_VDPC
Description:	This section provides an introduction to the seventeen (17) individual environmental impact assessments required for the certification of the Project as well as Cumulative Project details.
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5 Environmental Analysis

Document Organization

This chapter includes 17 individual sections containing information specified by the California Energy Commission (CEC) as required for Opt-In Applications (Title 20, California Code of Regulations, Section 1704, Appendix B). All resource sections use a standardized format containing the following headings and associated content:

- **Environmental Setting** includes an examination of the existing physical setting (baseline conditions as determined pursuant to section 15125(a) of the California Environmental Quality Act Guidelines) that may be impacted by the Vaca Dixon Power Center Project (Project).
- **Regulatory Setting and Laws, Ordinances, Regulations, and Standards** include federal, state, and local laws, ordinances, regulations and standards that pertain to the Project.
- **Impact Analysis** identifies the methodology used to analyze potential environmental impacts due to construction, operation and maintenance of the Project for each resource area. Impact evaluations are quantitative or qualitative, as appropriate.

Each resource section includes the analysis of potential direct, indirect, and cumulative impacts associated with the resource area. The impacts are compared to significance criteria to determine the level of significance. The impact sections focus on those impacts that are considered potentially significant per the requirements of CEQA. An impact is considered significant if it leads to a “substantial, or potentially substantial, adverse change in the environment.” Impacts from the Proposed Project fall within one of the following categories:

- **No Impact.** The Project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures.
- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures.

Where applicable, each impact section includes a discussion of mitigation measures proposed to reduce potential impacts below the level of significance and states the level of significance after mitigation.

- **Cumulative Impacts** discusses whether the Project’s contribution to a cumulative effect would be considerable when viewed in connection with the incremental impacts of past projects, the impacts of other current projects, and the impacts of reasonably foreseeable probable future projects (as defined in CEQA Guidelines Section 15130).
- **Agencies and Agency Contacts** includes contact information for any federal, state, or local agency with responsibility or jurisdiction regarding regulations that the Project would comply or conform with.
- **Permits and Permit Schedules** identifies applicable permits and their schedules.

Cumulative Projects

Review of the City of Vacaville's Planning and Development webpages for Residential Activity, Non-Residential Projects, and New Communities, and the Solano County Planning Applications General Search webpage provided numerous past, present, or probable future projects located within 3 miles of the Project that would potentially be constructed within one year before or after the Project is constructed. Based on the size and location of the Project, it was determined that a 3-mile buffer for cumulative projects would capture those projects with the potential to have combined effects with the Project. A list of projects is shown in Table 5-1 along with an identification name or number, a brief description, distance from the Project Site, and status. The locations of these projects are shown on Figure 5-1, and individual projects with multiple planning applications are only mapped once. Although Table 5-1 lists only those cumulative projects located within a 3-mile radius of the Project Site, the cumulative impact analysis for each resource area included in Chapter 5 considers a geographic area appropriate for each resource area; for example, in Section 5.7, Air Quality, the geographic area considered for the cumulative analysis is the Sacramento Valley Air Basin due the nature of air pollutants.

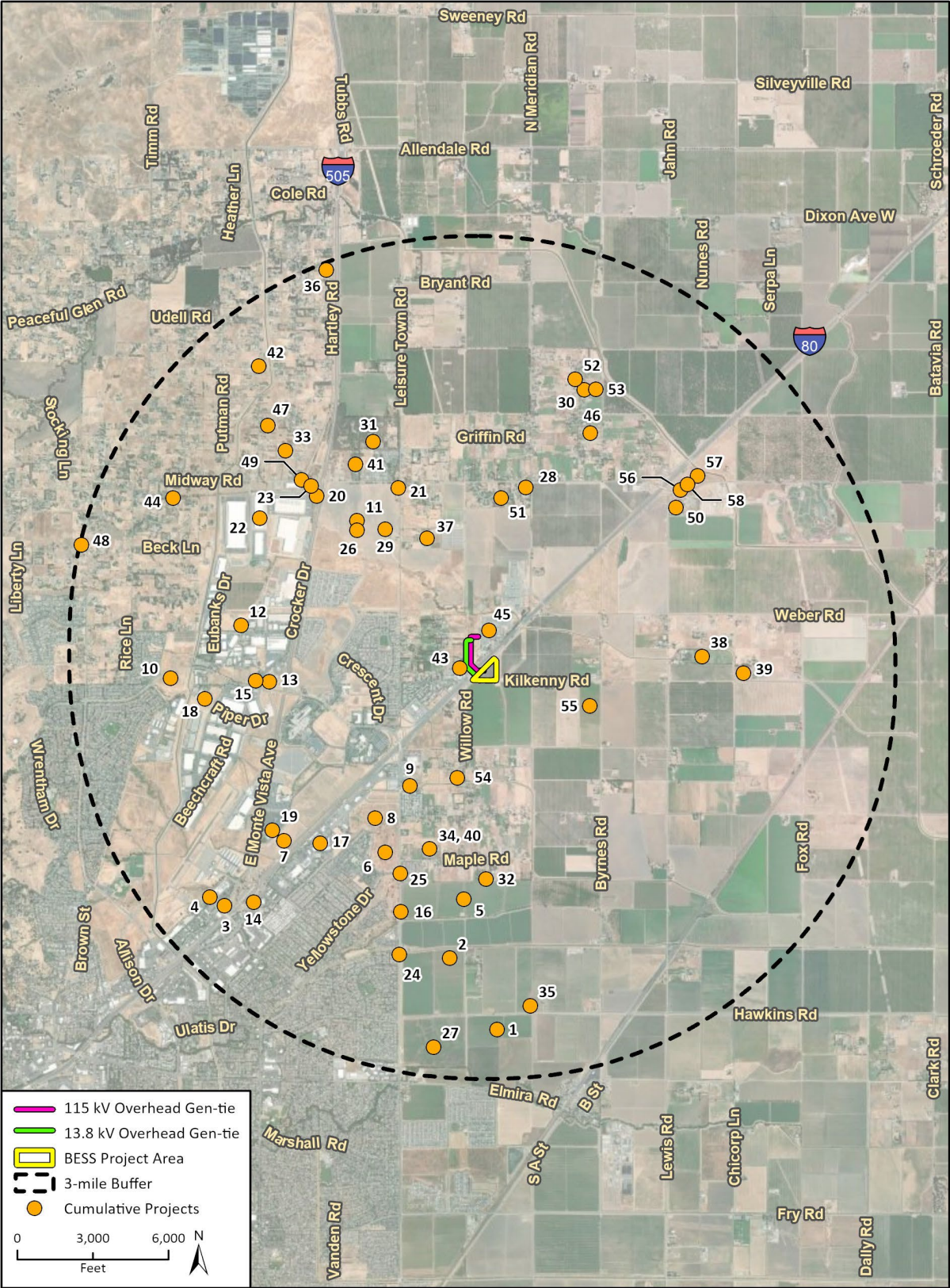
Table 5-1 Cumulative Projects List

Map ID Number	Project Name	Record Number	Description	Location	Distance to Project ¹	Status
1	The Fields at Alamo Creek	22-180	Residential subdivision construction.	5742, 5750, and 7038 Vanden Road	2.63	Application Received
2	Donaldson-Ramos Development GPA Initiation	23-062	Residential subdivision construction with amenities.	North of Hawkins Road, East of Leisure Town Road, and South of Old Ulatis Creek	2.10	Application Received
3	Beyond Market & Happy's Car Wash	24-010	Construction of retail/commercial facility.	Southeast corner of East Monte Vista Avenue and Nut Tree Road	2.52	Application Received
4	Valley Strong Credit Union	22-287	Construction of bank facility with parking lot.	Along Nut Tree Road and west of E. Monte Vista Avenue.	2.56	Under Construction
5	Rayson's Development GPA Initiation	23-059	Residential subdivision construction.	East of Leisure town Road and south of Maplewood subdivision.	1.65	Application Received
6, 8	Greentree	16-289	Residential subdivision construction and amenities.	South of Sequoia Drive	1.45	Approved
7	Transwestern Campus	22-381	Construct a Life Science & GMP Manufacturing Campus on approximately 22 acres, including three buildings and associated surface parking and site improvements.	Vaca Valley Business Park at the southwestern end of Horse Creek Drive	1.86	Approved for Construction
9	Orange Apartments and Retail Development	24-042	Construction of multi-family residential and retail development.	Orange Drive	0.92	Application Received
10	Independence In Vacaville	24-088	Construction of duplex residential with amenities and common buildings.	Southeast corner of Vaca Valley Parkway and Allison Parkway	2.24	Application Received
11	North Village Area Plan 2	19-171	Residential subdivision construction with amenities.	Midway Road & Leisure Town Road	1.20	Approved for Construction
12	All Weather Aluminum Warehouse Addition	24-005	Expansion of existing manufacturing facility with additional storage, offices, and restrooms.	777 Aldridge Road	1.71	Under Construction
13	Chevron CNG Fueling Station on Crocker Drive	23-147	Construction of compressed natural gas (CNG) fueling station with amenities at site of existing Chevron station.	151 Crocker Drive	1.50	Under Construction
14	Clay Oven Restaurant	24-053	Demolition of existing restaurant, construction of new restaurant with parking.	320 Orange Drive	2.34	Approved for Construction
15	Granite Expo Warehouse Building	22-179	Construction of new warehouse and wholesale retain facility with parking.	916 Cotting Lane	1.60	Approved for Construction
16	Jepson Center Drive Through	24-008	Drive-through facility within new Jepson Center commercial development.	611 Leisure Town Road	1.83	Approved for Construction
17	Sunrise Banquet Hall Remodel	23-114	Exterior and interior modifications of an existing banquet hall, including new landscaping, storage area, and accessible restrooms.	600 Orange Drive	1.68	Approved for Construction
18	Vaca Valley Warehouse and Distribution Center	21-057	Construction and operation of two warehouse distribution buildings and installation of onsite utilities.	2010 Cessna Drive	2.00	Under Construction
19	The Father's House Expansion	23-077	Expansion of religious facilities and amenities.	4800 Horse Creek Drive	1.88	Under Construction
20	Orion Outdoor Digital Billboard	24-091	Construction of new 65 foot-tall digital billboard.	Solano County Irrigation 60' ROW Kilkenny #3 Canal Area West of I-505, and 600ft south of the Midway Rd. exit.	1.55	Application Received
21	City Well No. 19	25-109	Construction of three well sites.	APN 0106240330	1.22	Application Received
22	Conco Industrial Building	20-334	Construction of tilt-up warehouse and commercial building with amenities.	Along Eubanks Drive, south of the intersection of Eubanks Drive and Midway Road.	1.80	Under Construction
23	Midway Plaza	23-078	Construction of new commercial center with amenities.	Southwest corner of Midway Road and Interstate 505	1.63	Application Received
24	Jepson Parkway Phase 2 And Leisure Town Road Parallel Trunk Sewers	N/A	Sewer line replacement and upgrade to increase capacity.	Along Leisure Town Road between Elmira Road and Sequoia Drive	2.14	Unknown
25	Leisure Town Lift Station Expansion	N/A	Expansion of existing lift station facilities to increase capacity.	Intersection of Leisure Town Road and Sequoia Drive	1.55	In design
26	North Village	N/A	Residential subdivision construction with amenities.	2499 Units; Midway Road & Leisure Town Road	1.15	Under Construction
27	The Farm at Alamo Creek	N/A	Residential subdivision construction with amenities.	746 Units; Northeast corner of Leisure Town Road and Elmira Road	2.78	Approved for Construction
28	Midway Road Water Line	N/A	Construction of new looped water system.	Eubanks Drive to Leisure Town Road, Leisure Town Road to Meridian Drive	1.16	In design
29	Seeno Homes North Village Lots D/H/E (SB330)	23-067	Affordable housing subdivision construction.	Northwest Corner of North Village Parkway and Vacaville Center Drive	1.01	Unknown
30	Rodriguez	PLN-03933	N/A	7498 ELIZABETH RD, Vacaville CA	2.01	Approved
31	Summerwind Kennels	PLN-03910	N/A	7401 Gum Grove LN, Vacaville CA	1.62	Filed

Map ID Number	Project Name	Record Number	Description	Location	Distance to Project ¹	Status
32	Tjaden	PLN-03742	N/A	5182 Maple RD, Vacaville CA	1.50	Filed
33	Pasion	PLN-03733	Residential accessory dwelling structure	7371 Locke Road, Vacaville, CA	1.95	Filed
34	Valley Church	PLN-03724	N/A	5063 Maple RD, Vacaville CA	1.31	Filed
35	AT&T	PLN-03717	N/A	5277 Hawkins RD, Vacaville CA	2.46	App Complete
36	Tobin	PLN-03715	Residential accessory dwelling structure	7745 Hartley Road, Vacaville, CA	2.95	Filed
37	Sirokman	PLN-03665	U-18-02-RN1	5073 Victor LN, Vacaville CA	0.79	Filed
38	Noelting	PLN-03605	U-99-04-AM1-RN1	6954 Lewis RD, Vacaville CA	1.55	Filed
39	Marsh	PLN-03600	U-03-07-MR1-RN1	6927 Cypress TRL, Dixon CA	1.86	Filed
40	Valley Evangelical Free Church	PLN-03598	U-82-31-MR3-RN1	5063 Maple RD, Vacaville CA	1.31	Filed
41	Midway RV Park	PLN-03596	U-93-24-MR1-RN2	4933 Midway RD, Vacaville CA	1.54	Filed
42	White	PLN-03316	Residential accessory dwelling structure	7553 Paddon Road, Vacaville, CA	2.56	Filed
43	Crown Castle GT Company	PLN-03305	N/A	5131 Ellsworth RD, Vacaville CA	0.07	Filed
44	Rice	PLN-02622	N/A	7290 Equus LN, Vacaville CA	2.45	Filed
45	T-Mobile/Sprint	PLN-02494	N/A	5221 Quinn RD, Vacaville CA	0.09	Approved
46	Griffin	PLN-02159	N/A	7412 Elizabeth RD, Vacaville CA	1.73	Under Review
47	Price	PLN-01930	Residential accessory dwelling structure	7428 Paddon Road, Vacaville, CA	2.18	Filed
48	N/A	PLN-01692	N/A	7181 Shelton LN, Vacaville CA	2.99	App Incomplete
49	West-Oates	PLN-01184	N/A	4823 Midway RD, Vacaville CA	1.71	Filed
50	Martin's Steel Shop	PLN-00796	Expansion of steel fabrication facilities	7260 Lewis Road, Vacaville, CA	1.77	Filed
51	Miller Greenhouse Accessory Structure	PLN-00795	Construction of commercial greenhouse	5216 Winding Way, Vacaville, CA	1.04	Filed
52	Scarrott Accessory Structure	PLN-00773	Residential accessory dwelling structure	7517 Elizabeth Road, Vacaville, CA	2.05	Filed
53	Happy Campers Boarding Kennels	PLN-00767	Construction of dog kennel facility expansion.	APNs 0109080170, 0109080118, 0109080119	2.05	Filed
54	Omeara Horse Barn and Arena	PLN-00856	N/A	APN 133140170	0.75	Filed
55	Corby Energy/NextEra	PLN-03302	Battery energy storage system with ancillary facilities	APN 141030090	0.73	Filed
56	Midway Plaza Rezoning	PLN-00783	Rezoning for gas and truck refueling station, convenience store, fast food restaurant, truck maintenance shop trucks, 230 truck parking spaces, 14 RV parking spaces, 135 automobile parking spaces, and 8 accessible parking spaces.	APNs 0109180150, 0109230020, 0109230030, 0109230130, 0109230140, 0109230150	1.87	Filed
57	Midway Plaza – Ceres Enterprises	PLN-00781	Construction and operation of multiple highway commercial uses consisting of an auto fueling station, truck fueling station, maintenance workshop, convenience store, and two quick service restaurants.	Northeast corner of Midway Road and Lewis Road	2.04	App Incomplete
58	Midway Plaza	PLN-00782	Construction and operation of highway commercial uses, gas and truck refueling station, convenience store, fast food restaurant, truck maintenance shop trucks, 230 truck parking spaces, 14 RV parking spaces, 135 automobile parking spaces, and 8 accessible parking spaces.	APNs 0109180150, 0109230020, 0109230030, 0109230130, 0109230140, 0109230150	1.94	Filed

¹ Distances Are Measured in Miles to Nearest Project Component
N/A = Not Available
Note: Individual Projects with Multiple Planning Applications Are Only Listed Once
Sources: City of Vacaville 2025a, City of Vacaville 2025b, City of Vacaville 2025c, Solano County 2025

Figure 5-1 Cumulative Projects Within 3 Miles of the Project



References

- California Energy Commission (CEC). 2023. CEC 2024 Land-Use Screens for Electric System Planning. Available online: <https://www.energy.ca.gov/data-reports/california-energy-planning-library/land-use-screens/cec-2023-land-use-screens-electric>. (Accessed October 2025)
- City of Vacaville. 2025a. Non-Residential Projects. Available online: <https://www.cityofvacaville.gov/government/community-development/planning-and-development/development-activity/non-residential-projects>. (Accessed October 2025)
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- Solano County. 2025. Solano County Planning Applications General Search (October 16, 2025). Available online: <https://aca-prod.accela.com/SOLANOCO/Cap/CapHome.aspx?module=Planning>. (Accessed October 2025)