

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Colusa General Plan Update project. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code which requires public agencies to “adopt a reporting and 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.” A MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

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The MMRP, as outlined in the Table 1, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Master EIR.

The City of Colusa will be the primary agency, but not the only agency responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the City’s role is exclusively to monitor the implementation of the measures. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The City will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken verbatim from the Master EIR, in the same order that they appear in the Master EIR.
- **Monitoring Responsibility:** Identifies the department within the City, project applicant, or consultant responsible for mitigation monitoring.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed. Timing only applies to project specific mitigation measures for the Colusa Riverbend, Colusa Crossings, and Brookins Ranch projects.
- **Funding Source:** The proposed funding source for the mitigation measure. This only applies to mitigation measures for the General Plan (i.e. not for Colusa Riverbend, Colusa Crossings, and Brookins Ranch). This does not apply to all mitigations.
- **Success Criteria:** Basis for determining when and if the mitigation measure has been instigated and completed.
- **Compliance Verification Responsibility:** Identifies the department of the City or other State agency responsible for verifying compliance with the mitigation.

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**TABLE 1
GENERAL PLAN UPDATE MITIGATION MONITORING AND REPORTING PROGRAM**

COLUSA GENERAL PLAN					
Proposed Mitigation	Mitigation Measure	Monitoring Responsibility	Funding Source	Success Criteria	Verification (Date and Initials)
4.1 Land Use					
MM 4.1.5	As part of the Development Review process associated with Implementing Action LU-2.1.a, the City shall review development projects to mitigate for loss of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance, as defined by the Farmland Mapping and Monitoring Program and "prime agricultural land", as defined by Government Code Section 56064 by: (1) granting a farmland conservation easement to or for the benefit of the City and/or a qualifying entity approved by the City, at a 1:1 ratio for each acre developed, (2) if the City adopts a farmland conservation program, by payment of an in lieu fee as established by the farmland conservation program, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio, or (3) other form of compensation at a 1:1 ratio, such as improvements to existing agricultural land, that is acceptable to the City and conserves the farmland in perpetuity. The City shall prepare guidelines identifying requirements for conservation easements, including timing of conservation easements, location of land to be preserved, land mitigation ratio and quality, and minimum standards for conservation easements.	City of Colusa Planning Department.	Developer Fees	1) Incorporation of the farmland mitigation requirement into the City's Development Review process 2) Completion of guidelines for conservation easements.	
4.3 Traffic and Circulation					
MM 4.3.1a	Project applications considered prior to adoption of the Streets and Roadways Master Plan, the Capital Improvement Program update, and the Development Impact Fee Program update, shall provide for the necessary infrastructure	City of Colusa Public Works Department and Planning Department.	Developer fees	For development projects prior to Streets and Roadways Master Plan adoption either payment of a fair-share percentage of the total cost for The necessary improvement or	

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	improvements, as determined to be feasible by the City, necessary to mitigate their fair-share of significant traffic impacts identified in this MEIR. This shall occur either through payment of a fair-share percentage of the total cost for the necessary improvement as approved by the City or through construction of the necessary improvement, whichever approach is determined to be appropriate by the City. Fair-share calculation shall be determined based on the amount of traffic associated with an individual project on an impacted facility a percentage of the total new traffic projected over the time horizon anticipated for the Capital Improvement Program, or other time horizon acceptable to the City.			construction of the necessary improvement	
MM 4.3.1b	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on Fremont Street. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> • Widen Fremont Street to a four-lane facility from 10th Street to Bridge Street. • Modify the Circulation Diagram to promote other east-west routes such as Sunrise Boulevard and the Railroad Collector. • Create a one-way couplet of Fremont Street and Sioc Street. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in Fremont Street operating within the City's established LOS threshold	
MM 4.3.1c	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on Sioc Street. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> • Widen Sioc Street to a four-lane facility from 10th Street to Bridge Street 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in Sioc Street operating within the City's established LOS threshold	

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	<ul style="list-style-type: none"> • Modify the Circulation Diagram to promote other east-west routes such as Sunrise Boulevard and the Railroad Collector • Create a one-way couplet of Fremont Street and Sioc Street 				
MM 4.3.1d	<p>Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on Colus Avenue. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Configure Colus Avenue without on-street parking and stripe turn lanes • Modify the Circulation Diagram to promote other east-west routes such as Sunrise Boulevard and the Railroad Collector 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in Colus Avenue operating within the City's established LOS threshold	
MM 4.3.1e	<p>Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on the Farinon Road Extension. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Widen Farinon Road to a four-lane arterial street • Modify the GPU Circulation Diagram to promote other east-west streets, such as Sunrise Boulevard 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the Farinon Road Extension operating within the City's established LOS threshold	
MM 4.3.1f	<p>Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on Wescott Road between the Cynthia Avenue and the Railroad Collector. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Re-designate Wescott Road as a two-lane 	City of Colusa City Engineer, Public Works Department and Planning Department.	General Fund	Inclusion of measures in Capital Improvement Program that will result in Wescott Road operating within the City's established LOS threshold	

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	<p>arterial street in this area and re-construct accordingly.</p> <ul style="list-style-type: none"> Modify Circulation Diagram to reduce traffic volume on Wescott Road by extending Sunrise Boulevard to Wescott Road and prohibiting northbound traffic on Wescott at Tenant Drive. 				
MM 4.3.1g	<p>Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on Will S Green Avenue. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> Add auxiliary lanes to the segments of Will S Green Avenue north and south of SR 20 and to the SR 20/Will S Green intersection to include separate right turn, through, and left turn lanes approaching SR 20. Re-designate the portion of Will S Green immediately north and south of SR 20 as a four lane arterial street. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in Will S. Green Avenue operating within the City's established LOS threshold	
MM 4.3.1h	<p>Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on the Proposed East Collector. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> Re-designate the East Collector as an arterial street and construct accordingly as development occurs. 	City of Colusa City Engineer, Public Works Department and Planning Department.	General Fund	Inclusion of measures in Capital Improvement Program that will result in the Proposed East Collector operating within the City's established LOS threshold	
MM 4.3.2a	<p>Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on SR 20 segments to the extent feasible. These measures may</p>	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in segments of SR 20 within the City limits operating within the City's established LOS threshold	

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	include, but are not limited to the following: <ul style="list-style-type: none"> Widen SR 20 to a four-lane facility on 10th Street, Market Street and Bridge Street Widen SR 20 to a six-lane facility through the new eastern commercial area. Modify the Railroad Collector alignment to draw more traffic away from SR 20 through Colusa. Develop an access management plan for SR 20 that denotes the locations of auxiliary lanes. 				
MM 4.3.2b	The City shall investigate mechanisms for future development to participate in a “fair share” in the costs of improving roads outside the City limits, specifically segments of SR 20 and SR 45 that would be impacted by development under the proposed General Plan. Also, the City shall coordinate coordination with Caltrans, and other interested agencies such as Colusa County and the City of Williams, to develop a fair-share mechanism to address impacts of new development to the State highway system.	City of Colusa City Engineer, Public Works Department and Planning Department.	General Fund	Report to City Council on mechanisms for future development to contribute fair-share costs of improvements to roadways outside the City limits, and request for City Council direction. As part of report preparation, City staff shall meet with Caltrans and other interested agencies and shall document this coordination in the report.	
MM 4.3.2c	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS on SR 45 to the extent feasible. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> Re-designate and reconstruct SR 45 north of Market Street as a four-lane arterial and widen SR 45 north of Market Street to four lanes. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in segments of SR 45 within the City limits operating within the City’s established LOS threshold	
MM 4.3.3a	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the SR 20/Sunrise	

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	Improvement Program shall include measures to provide acceptable LOS at the SR 20/Sunrise Boulevard intersection. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> Signalize the SR 20/Sunrise Boulevard intersection, widen SR 20 to a four-lane section through the intersection and provide separate left turn lanes on each approach. 			Boulevard intersection operating within the City's established LOS threshold	
MM 4.3.3b	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the SR 20/Wescott Road intersection. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> Signalize the SR 20/Wescott Road intersection, widen SR 20 to a four-lane section through the intersection, and provide separate left turn lanes on each approach. Signalize the SR 20/Wescott Road intersection, widen SR 20 to create a northbound left turn lane and a separate southbound right turn lane (with overlap) on SR 20, and provide separate left turn and right turn lanes on the Wescott Road approach. Install a roundabout at the SR 20/Wescott Road intersection. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the SR 20/Wescott Road intersection operating within the City's established LOS threshold	
MM 4.3.3c	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the SR 20/Sioc Street intersection. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> Widen SR 20 to a four-lane roadway through the intersection. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the SR 20/Sioc Street intersection operating within the City's established LOS threshold	
MM 4.3.3d	Transportation improvements considered as part	City of Colusa City Engineer,	Developer fees	Inclusion of measures in Capital	

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	of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the Bridge Street (SR 20)/Market Street intersection. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> • Signalize the Bridge Street (SR 20)/Market Street intersection; provide left-turn lanes on each approach and a separate right-turn lane with overlap on eastbound Market Street. • Install a roundabout at this intersection. 	Public Works Department and Planning Department.		Improvement Program that will result in the Bridge Street (SR 20)/Market Street intersection operating within the City's established LOS threshold	
MM 4.3.3e	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the Market Street/5 th Street intersection. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> • Signalize the Market Street/5th Street intersection. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the Market Street/5 th Street intersection operating within the City's established LOS threshold	
MM 4.3.3f	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the Lurline Avenue/13 th Street and 13 th Street/Market Street intersections. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> • Signalize the Lurline Avenue/13th Street intersection and prohibit northbound left turns from 13th Street. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the Lurline Avenue/13 th Street and 13 th Street/Market Street intersections LOS threshold	
MM 4.3.3g	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the 10 th Street/Market Street intersection. These	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the 10 th Street/Market Street intersection operating within the City's established LOS threshold	

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	measures may include, but are not limited to the following: <ul style="list-style-type: none"> Install a traffic signal at the 10th Street/Market Street intersection. 				
MM 4.3.3h	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the 10 th Street (SR 20)/Fremont Street intersection. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> Signalize the 10th Street (SR 20)/Fremont Street intersection and widen SR 20 to a four-lane section through the intersection. Signalize the 10th Street (SR 20)/Fremont Street intersection, create a separate northbound right turn lane on SR 20, and provide separate left turn lanes on the Fremont Street approaches. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the 10 th Street (SR 20)/Fremont Street intersection operating within the City's established LOS threshold	
MM 4.3.3i	Transportation improvements considered as part of the Capital Improvement Program required under Implementing Action CIR-1.3a: Capital Improvement Program shall include measures to provide acceptable LOS at the SR 20/Will S. Green Avenue intersections. These measures may include, but are not limited to the following: <ul style="list-style-type: none"> Signalize the SR 20/Will S. Green Avenue intersection, widen SR 20 to a four-lane section through the intersection, provide separate right-turn lanes on the SR 20 approaches and provide three lanes (i.e., separate left turn, through and right turn lanes) on the Will S Green Avenue approaches. 	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Inclusion of measures in Capital Improvement Program that will result in the SR 20/Will S. Green Avenue intersection operating within the City's established LOS threshold	
4.4 Noise					
MM 4.4.3	Prior to adoption of the updated Noise Ordinance, the City shall condition development	City of Colusa Planning Department.	Developer fees	Prior to adoption of the Noise Ordinance, conditions placed on	

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Proposed Mitigation	Mitigation Measure	Monitoring Responsibility	Funding Source	Success Criteria	Verification (Date and Initials)
	<p>projects to mitigate construction noise to the maximum extent feasible. Construction noise mitigation measures include:</p> <ul style="list-style-type: none"> • Construction, as well as landscaping and park activities shall be limited to the hours stipulated in the Chapter 11A Noise Regulations of the City of Colusa Code. • All internal combustion engines used in conjunction with construction and landscaping shall be muffled according to the equipment manufacturer's requirements. • Construction staging areas shall not be proximate to residential areas. 			development projects that include noise attenuation measures to reduce construction noise impacts	
4.6 Geology, Seismicity, Soils and Hazardous Materials					
MM 4.6.5	<p>As part of its Development Review process, the City shall require project applicants to submit a Phase I Environmental Site Assessment for their project site if the City determines the project may be on or near a potentially contaminated site. The Phase I Environmental Site Assessment shall identify the potential for asbestos, lead and PCBs to occur on the project site. The City may require a more detailed site assessment if it concludes that site conditions warrant further analysis. If contamination of a project site is identified, the City shall require actions that eliminate the hazard posed by the contamination, or reduce it to a level that is less than significant. Actions may include, but are not limited to, removal of the contamination or avoidance of use of contaminated ground water.</p>	City of Colusa Planning Department.	Developer fees	Incorporation into the Development Review process of the requirement for development projects to submit a Phase I Environmental Site Assessment if the site is determined to potentially contain hazardous waste, and if contamination is identified, to complete removal or reduction of contaminate to a less than significant level	
4.7 Hydrology and Water Quality					
MM 4.7.1	<p>All development project applications submitted to the City prior to the adoption of the Grading and Erosion Control Ordinance shall be required to submit an Grading and Erosion Control Plan which addresses prompt revegetation of</p>	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	Submittal of Grading and Erosion Control Plan for all new projects until Grading and Erosion Control Ordinance is adopted by City.	

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Proposed Mitigation	Mitigation Measure	Monitoring Responsibility	Funding Source	Success Criteria	Verification (Date and Initials)
	disturbed areas, avoidance of grading activities during wet weather, avoidance of drainage corridors and riverbanks, and other erosion control measures to the satisfaction of the City of Colusa.				
MM 4.7.5a	As part of the Development Review process associated with Implementing Action PRC-9.3.a: Development Review, development projects that would require new wells shall provide the City with documentation of the potential localized decrease in groundwater and whether this would require nearby wells to have to drill deeper to extract groundwater. If potential impacts to nearby wells are identified, the proposed project shall incorporate measures, such as moving the proposed well(s) needed to serve the project to a different location, to ensure that nearby wells would not go dry or experience reduced pumping capacity as a result of the project.	City of Colusa City Engineer, Pubic Works and Planning Department.	Developer fees	Incorporation of the well and groundwater documentation requirement into the City's Development Review process	
MM 4.7.5b	All development project applications submitted to the City prior to the adoption of the Water System Master Plan shall be required to submit an Water Usage Plan which addresses the project's water use and its impact on the local water system, available water sources and a commitment from the City of Colusa Public Works Department on supplying water to the project, and water conservation measures of the project. This Water Usage Plan will be developed to the satisfaction of the City of Colusa.	City of Colusa City Engineer, Public Works Department and Planning Department.	Developer fees	City requirement for all development project applications to include submittal of a Water Usage Plan, until the Water System Master Plan is adopted by City	
4.9 Cultural Resources					
MM 4.9.2	As part of the development review process conducted under Implementing Action PRC-4.2.a: Development Review, discretionary development projects shall identify any known paleontological sites that may be affected by the project, address the potential for paleontological resources to exist on the site, and identify	City of Colusa Planning Department.	Developer fees	Incorporation of the requirement for projects to address and mitigate impacts to paleontological sites into the City's Development Review process	

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COLUSA GENERAL PLAN					
Proposed Mitigation	Mitigation Measure	Monitoring Responsibility	Funding Source	Success Criteria	Verification (Date and Initials)
	measures to avoid disturbance to or degradation of these resources.				
Public Services and Utilities					
MM 4.12.2.1	All development project applications submitted to the City prior to the adoption of the Wastewater Master Plan shall be required to submit a Wastewater Plan which addresses the project's wastewater flow and its impact on the local wastewater system, and identification of a funding mechanism, if necessary, for the project's share of potential improvements necessary to the existing wastewater system to treat the project wastewater. The Wastewater Plan will also include a plan for the potential re-use of treated wastewater on the project site. This Wastewater Plan will be developed to the satisfaction of the City of Colusa.	City of Colusa Public Works Department and Planning Department.	Developer fees	City requirement for all development project applications to include submittal of a Wastewater Plan, until Wastewater Master Plan is adopted by City	
MM 4.12.3.1	All development project applications submitted to the City prior to the adoption of the Storm Water Master Plan shall be required to submit a Storm Water Plan which addresses the project's storm water drainage system, and any storm water detention or retention facilities (on- or off-site), if necessary, to prevent flooding due to runoff or where existing storm drainage facilities are unable to accommodate increased storm water drainage. This Storm Water Plan will be developed to the satisfaction of the City of Colusa.	City of Colusa Public Works Department and Planning Department.	Developer fees	City requirement for all development project applications to include submittal of Storm Water Plan, until the Storm Water Master Plan is adopted by City	
MM 4.12.5.2	As part of the development review process, the City shall evaluate proposed public and private utility projects for potential environmental impacts. Utility projects shall be required to comply with the environmental protection measures provided throughout this MEIR and the General Plan that are applicable to development projects.	City of Colusa Public Works Department and Planning Department.	Developer fees	City incorporation of requirements of evaluation of public and private utility projects into the Development Review Process	

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Subsequent Development Projects – Colusa Riverbend					
MM 5.1.1 through MM 5.1.13	See Table 2, Specific Development Projects Mitigation Monitoring and Reporting Program.	City of Colusa Planning Department and Public Works Department	Developer fees	Incorporation of mitigation measures into the review and approval process for the Colusa Riverbend project as described in Table 2.	
Subsequent Development Projects – Colusa Crossings					
MM 5.2.1 through MM 5.2.8	See Table 2, Specific Development Projects Mitigation Monitoring and Reporting Program.	City of Colusa Planning Department and Public Works Department	Developer fees	Incorporation of mitigation measures into the review and approval process for the Colusa Crossings project as described in Table 2.	
Subsequent Development Projects – Brookins Ranch					
MM 5.3.1 through MM 5.3.17	See Table 2, Specific Development Projects Mitigation Monitoring and Reporting Program.	City of Colusa Planning Department and Public Works Department	Developer fees	Incorporation of mitigation measures into the review and approval process for the Brookins Ranch project as described in Table 2.	

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**TABLE 2
SPECIFIC PROJECTS MITIGATION MONITORING AND REPORTING PROGRAM**

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
Land Use					
MM 5.1.1	The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance, as defined by the Farmland Mapping and Monitoring Program and “prime agricultural land”, as defined by Government Code Section 56064 by either (1) granting a farmland conservation easement to or for the benefit of the City and/or an entity approved by the City, at a 1:1 ratio for each acre developed, or (2) if the City adopts a farmland conservation program, by payment of an in lieu fee as established by the farmland conservation program, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio.	City of Colusa Planning Department.	Prior to issuance of grading permits.	Payment of in lieu fee or development of a farmland conservation easement.	
MM 5.1.2a	An urban/agriculture buffer between existing agriculture and proposed project development along the southern boundaries of the project shall be included as a part of project design and shown on the tentative map and improvement plans. The urban/agriculture buffer area shall separate existing agricultural uses and future project development and shall be a minimum of 250 feet in width or, based on the specific proposed uses, a width acceptable to the City that provides an adequate transition between the proposed uses and the adjacent agricultural uses. The buffer may include roadways, most non-residential land uses (i.e., non-sensitive receptors), park land, and open space. Prior to approval of the final map, the project applicant shall identify and implement a financing mechanism to fund maintenance of the buffer.	City of Colusa Planning Department	Buffer shall be shown on the tentative map and improvement plans and a financing mechanism entered into prior to final map approval. The buffer shall be maintained as long as agricultural uses remain adjacent to the project	Identification of buffer area on tentative map. Identification and implement a financing mechanism to fund maintenance of the buffer.	
MM 5.1.2b	Concurrent with recordation of the Final Map, the project applicant shall cause to be recorded a disclosure to potential buyers of the dwelling units of the adjacent agriculture uses. This disclosure shall be in a form	City of Colusa Planning Department	Disclosure statement to be reviewed and approved by the	Approval and recordation of disclosure statement	

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Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	acceptable to the City and generally consistent with those required under Colusa County's Right to Farm Ordinance.		City prior to tentative map approval and shall be recorded concurrently with the Final Map		
Geology, Seismicity, Soils and Hazardous Materials					
MM 5.1.4	Prior to tentative map approval, the project applicant shall submit a plan describing measures to minimize or eliminate the identified expansive soil hazard. Measures may include, but are not limited to, increasing foundation depths, reinforcement, and saturation/preswelling of soils prior to slab placement. The plan shall be reviewed and approved by the City Engineer.	City of Colusa Planning Department.	Prior to tentative map approval.	Approval of plan by the City Engineer	
MM 5.1.5	Prior to tentative map approval, the project applicant shall submit a liquefaction evaluation, which will be incorporated in the design level geotechnical study, to determine if liquefaction could potentially affect the site development. The plan shall be reviewed and approved by the City Engineer.	City of Colusa Planning Department.	Prior to tentative map approval.	Approval of plan by the City Engineer	
MM 5.1.6a	Prior to the demolition or renovation of any existing onsite structures, a Cal-OSHA certified inspector shall conduct a lead-based paint and asbestos-containing building material inspection. Should the inspection reveal the presence of either substance, a contractor qualified in lead-based paint and/or asbestos removal shall remove it.	City of Colusa Planning Department and Building Official.	Prior to demolition or renovation of structures.	Determination by Cal-OSHA certified inspector of the existence of lead-based paint and asbestos-containing building material. If this material is found on project site, complete removal of contaminated material per state regulations.	
MM 5.1.6b	Prior to issuance of grading permits, the two onsite septic systems on the Riverbend Estates property shall be abandoned under permit from the Colusa County Environmental Health Department. Wells on the project site either shall be upgraded for future use, or shall be abandoned under permit from the Colusa County Environmental Health Department.	Colusa County Environmental Health Department.	Prior to issuance of grading permits.	Completed abandonment of septic systems wells per Colusa County Environmental Health Department permitting and approval. Completed rehabilitation or abandonment of on-site wells per Colusa County	

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Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
				Environmental Health Department permitting and approval.	
MM 5.1.6c	Prior to issuance of grading permits, the underground fuel storage tank on the Riverbend Estates property shall be removed under permit from the Colusa County Environmental Health Department. At the time of removal, soil sampling with laboratory analysis shall be conducted to determine if soil contamination occurred. If significant contamination occurred, the project applicant shall clean up the contamination prior to the start of project construction. A cleanup plan shall be reviewed and approved by the County Environmental Health Department.	Colusa County Environmental Health Department.	Prior to issuance of grading permits.	Completed removal of underground storage tank per Colusa County Environmental Health permitting and approval process. If contaminated soil is found on site, complete remediation of soils per County Environmental Health Department approval.	
MM 5.1.6d	Prior to issuance of grading permits, the material in the burn area shall be removed from the Southern Property. Also, the hydraulic containers, drums and other debris on the Southern Property shall be removed. If soils staining or indicators of potential chemical presence are encountered during the time of removal, an assessment shall be conducted by a firm qualified to conduct Environmental Site Assessments. If significant contamination is identified, the project applicant shall clean up the contamination prior to the start of project construction. A cleanup plan shall be reviewed and approved by the County Environmental Health Department.	Colusa County Environmental Health Department.	Prior to issuance of grading permits.	Completed removal of material in burn area as well as hydraulic containers, drums, and other debris in Southern Property. Approval of cleanup plan by Colusa County Environmental Health Department.	
MM 5.1.6e	Prior to the issuance of grading permits, the residential well on the Southern Property shall be abandoned or the septic system shall be relocated or removed, under permit from the Colusa County Environmental Health Department.	Colusa County Environmental Health Department.	Prior to issuance of grading permits.	Abandonment of well or relocation or removal of septic system per Colusa County Environmental Health Department permitting and approval.	
MM 5.1.6f	If soil staining, odors or suspected hazardous materials are encountered during construction activities, work shall cease in an area approximately 100 feet around the discovered site until a qualified firm conducts an environmental site assessment. The assessment shall	City of Colusa Planning Department.	As a condition of project approval and implemented throughout project	Completion and approval by City of mitigations identified by environmental site assessment.	

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	identify the potential contaminated area and shall recommend measures to reduce or eliminate potential adverse impacts. The contractor shall implement all mitigation measures prior to resumption of work in the 100-foot area.		construction.		
Hydrology and Water Quality					
MM 5.1.7a	A U.S. wetland delineation assessment shall be completed, finalized, submitted to the USACE for verification, and written verification of the delineation(s) by the USACE.	City of Colusa Planning Department and USACE.	Prior to Section 404 Permit Application and Prior to Issuance of a grading permit.	Approval of wetland delineation assessment by USACE.	
MM 5.1.7b	<p>To the extent practicable, the discharge of dredged or fill material into waters of the U.S. and waters of the State shall be avoided (this also includes waters not subject to USACE jurisdiction, but subject to RWQCB, CDFG jurisdiction). This includes avoiding activities that would obstruct the flow of, or alter the bed, channel, or bank of any intermittent or ephemeral creeks. If complete avoidance is implemented, no further measures are necessary. If complete avoidance is not practicable, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Prior to any discharge of dredged or fill material into “waters of the U.S.”, including wetlands, authorization under a Nationwide Permit or Individual Permit shall be obtained from the USACE. For any features determined to not be subject to USACE jurisdiction during the verification process, authorization to discharge (or a waiver from regulation) shall be obtained from the RWQCB. For fill requiring a USACE permit, water quality certification shall be obtained from the RWQCB prior to discharge of dredged or fill material. • If the extent of impacts to wetland features is greater than 0.5 acres, development will be permitted by the 	City of Colusa Planning Department, USACE, RWQCB, and CDFG	Prior to issuance of a grading permit	Completion and approval by appropriate agencies of measures identified.	

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<p>USACE under the Individual Permit process which requires a 404(b)(1) alternatives analysis. The 404(b)(1) alternatives analysis process requires the project applicant to demonstrate that there are no less environmentally damaging practicable alternatives to the proposed action, that would have less adverse impact on the aquatic system. Through this process, which involves negotiations with the USACE, USFWS, and the Environmental Protection Agency (EPA), the least environmentally damaging practicable alternative will be selected.</p> <ul style="list-style-type: none"> • Prior to any activities that would obstruct the flow of, or alter the bed, channel, or bank of any intermittent or ephemeral creeks, notification of streambed alteration shall be submitted to the CDFG; and, if required, a streambed alteration agreement shall be obtained. • Construction activities that will impact “waters of the U.S.” shall be conducted during the dry season to minimize erosion. • Appropriate sediment control measures to protect avoided “waters of the U.S.” shall be in place prior to the onset of construction and shall be monitored and maintained until construction activities have ceased. Temporary stockpiling of excavated or imported material shall occur only in approved construction staging areas. Excess excavated soil shall be used on site or disposed of at a regional landfill or other appropriate facility. Stockpiles that are to remain on the site through the wet season shall be protected to prevent erosion (e.g. silt fences, straw bales). • All pedestrian and vehicular entry into “waters of the U.S.”, including wetlands, shall be prohibited during 				

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<p>construction.</p> <ul style="list-style-type: none"> The applicant shall ensure that the mitigated project will result in no net loss of wetlands. Loss of non vernal seasonal wetlands shall be compensated at a minimum of a 1:1 creation ratio (i.e. one acres created for each acre destroyed). Loss of vernal pools or vernal swales shall be compensated at a minimum of 1:1 creation and 2:1 preservation at an USACE approved mitigation bank or 2:1 creation and 3:1 preservation at an approved off-site mitigation bank. Indirect effects to vernal pools shall be compensated at a ratio of 2:1 preservation. This can be accomplished through purchase of appropriate credits at an approved mitigation bank, appropriate payment into a USACE and/or USFWS approved in-lieu fee fund (California Natural Lands Management mitigation bank for individual projects being permitted under a Nationwide Permit), acquiring suitable mitigation property through fee-title or purchase of conservation easement, or on-site or off-site creation, monitoring, and maintenance (as approved by the USACE, USFWS and RWQCB). Loss of "other waters" shall be compensated through purchase of appropriate credits at a USACE approved mitigation bank, appropriate payment into a USACE approved in-lieu fee fund (California Natural Lands Management mitigation bank for individual projects being permitted under a Nationwide Permit), or through placement of avoided waters and associated riparian buffers into a conservation easement or similar protective mechanism. The amount of avoided waters and riparian buffers to be permanently protected shall be sufficient to offset the impact and shall be determined by the USACE and the applicant during the 				

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<p>permitting process.</p> <ul style="list-style-type: none"> Any monitoring, maintenance, and reporting required by the regulatory agencies (i.e. USACE, RWQCB, CDFG) shall be implemented and completed. All measures contained in the permits or associated with agency approvals shall be implemented. 				
Biological Resources					
MM 5.1.8a	The applicant shall prepare a plan for no net loss of riparian habitat, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat offsite. Riparian habitat shall be avoided to the maximum extent feasible. In order to avoid impacts to riparian areas, construction and grading shall be limited to outside of the drip line or outer canopy of riparian vegetation that is dependent on surface or subsurface water and seasonal channels.	City of Colusa Planning Department, California Department of Fish and Game.	Prior to tentative map approval.	Approval of plan by the City of Colusa Planning Department and California Dept. of Fish and Game.	
MM 5.1.8b	If impacts riparian habitat cannot be feasibly avoided, the project applicant shall be required to retain a qualified restoration ecologist approved by the City of Colusa to assist with identifying an appropriate mitigation area within the Sacramento River watershed no more than five miles from the project site. Within the mitigation area, riparian habitat greater in size to the area impacted by implementation of the project (minimum 2:1 ratio) shall be re-established and protected in perpetuity through a conservation easement. The restoration ecologist shall develop a riparian replacement program that specifies the locations of riparian habitat creation, the plants and/or trees to be utilized, details on irrigation of habitat creation areas, and success criteria. A minimum five-year monitoring plan shall be enacted to ensure the long-term success of the newly vegetated area. Plantings shall have a minimal survival rate of 100 percent at the end of the five-year monitoring and maintenance period. If this rate is not met, the program will require replanting and continued monitoring until a five-year success period is met. The	City of Colusa Planning Department, California Department of Fish and Game.	Prior to tentative map approval.	<p>Submittal of City approved riparian replacement program by project applicant.</p> <p>Full successfulness or mitigation to be determined at the end or the five year monitoring and maintenance period based on planting survival rate.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	project applicant is responsible for any costs associated with completion of this mitigation.				
Cultural Resources					
MM 5.1.9a	Prior to approval of the first tentative or parcel map within the project site, a field survey of cultural resources shall be conducted by a qualified specialist, in compliance with Section 106 of the National Historic Preservation Act. The survey shall determine the eligibility of the prehistoric site and the three buildings for inclusion in the National Register for Historic Places and the California Register of Historical Resources. If the site and buildings are determined to not be eligible, no further action is required. If the site and/or the buildings are determined to be eligible, the survey shall recommend feasible mitigation measures to avoid or minimize impacts on these resources. Measures for the prehistoric site may include, but are not limited to, designation of the site as open space and capping the site. Measures for the buildings may include, but are not limited to, preservation of the structures.	City of Colusa Planning Department.	Prior to approval of first tentative map or parcel map.	Completion cultural resources survey and approval by the City.	
MM 5.1.9b	In the event of the discovery or recognition of prehistoric or historic resources during development project construction, the project applicant shall require no further excavation or disturbance of the project site within 50 feet of the discovery until a professional archaeologist is consulted. Upon completion of the site examination, the archaeologist shall submit a report to the City describing the significance of the find and making recommendations as to its disposition. Mitigation measures, as recommended by the archaeologist and approved by the City in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to recommencement of construction activity within the 50-foot perimeter.	City of Colusa Planning Department.	During project construction.	Completion of mitigation measures recommended by archaeologist, if necessary.	
MM 5.1.9c	If any paleontological resources are found during ground-disturbing activities, all work in the immediate vicinity must stop and the City shall be immediately notified. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate mitigation measures for the	City of Colusa Planning Department.	As a condition of project approval, and implemented during construction	Completion of mitigation measures recommended by paleontologist, if necessary.	

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	disposition of the paleontological resources.		activities.		
Community Services					
MM 5.1.11a	The project applicant will coordinate directly with the Colusa Fire Department, City staff, and adjacent project developers to prepare a fire services plan for the project. The plan will determine service requirements for all project land uses and ratios for public/private fire services that are acceptable to the Fire Department. The plans must meet current City performance standards for response times, personnel, equipment and infrastructure needs.	City of Colusa Fire Department and project proponent.	Prior to tentative map approval.	Completion and approval by City of fire services plan.	
MM 5.1.11b	The project applicant will coordinate directly with the Colusa Fire Department, other developers in the eastern portion of the City of Colusa, and City staff to negotiate appropriate payments for a new fire station, personnel, infrastructure and equipment. The Fire Department shall receive adequate monetary compensation to provide fire services to the project, while maintaining or improving services to the existing residents of the City of Colusa.	City of Colusa Fire Department, City Manager, and project proponent.	Prior to tentative map approval.	Receipt of City approved fire services payment.	
MM 5.1.12a	The project applicant will coordinate directly with the Colusa Police Department, City staff, and adjacent project developers to prepare a police services plan for the project. The plan will determine service requirements for all projected land uses and ratios for public/private police services that are acceptable to the Police Department. The plan must meet current City performance standards for response times, personnel, equipment and infrastructure needs.	City of Colusa Police Department and project proponent.	Prior to tentative map approval.	Completion and approval by City of police services plan.	
MM 5.1.12b	The project applicant will coordinate directly with the Colusa Police Department, other developers in the eastern half of the City of Colusa, and City staff to negotiate appropriate monetary contributions to and for a new police station, personnel and equipment. The Police Department shall receive adequate fiscal compensation to provide police services to the project, while maintaining or improving services to the existing residents of the City of Colusa.	City of Colusa Police Department, City Manager, and project proponent.	Prior to tentative map approval.	Receipt of City approved police services payment.	

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Riverbend					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
MM 5.1.13	Prior to tentative map approval, the project applicant shall submit a park plan for the City's review and approval. The park plan shall specify the park and open space areas on the project site, and shall discuss their construction, maintenance and financing of operations. The provision of adequate park and open space land that meets the NRPA guidelines for parkland per 1,000 residents is strongly encouraged. The park plan shall be consistent with any Master Park Plan adopted by the City.	City of Colusa Planning Department	Prior to tentative map approval.	City approval of park plan.	

Colusa Crossings					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
Land Use					
MM 5.2.1	The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance, as defined by the Farmland Mapping and Monitoring Program and "prime agricultural land", as defined by Government Code Section 56064 by either (1) granting a farmland conservation easement to or for the benefit of the City and/or an entity approved by the City, at a 1:1 ratio for each acre developed, or (2) if the City adopts a farmland conservation program, by payment of an in lieu fee as established by the farmland conservation program, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio.	City of Colusa Planning Department.	Prior to issuance of grading permits.	Payment of in lieu fee or development of a farmland conservation easement.	
MM 5.2.2a	An urban/agriculture buffer between existing agriculture and proposed project development along the northern and western boundaries of the project shall be included as a part of project design and shown on the tentative map and improvement plans. The urban/agriculture buffer area shall separate existing agricultural uses and future project development and shall be a minimum of 250 feet in width or, based on the specific proposed uses, a width	City of Colusa Planning Department	Buffer shall be shown on the tentative map and improvement plans and a financing mechanism entered into prior	Identification of buffer area on tentative map. Identification and implement a financing mechanism to fund maintenance of the buffer.	

MITIGATION MONITORING AND REPORTING PROGRAM

Colusa Crossings					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<p>acceptable to the City that provides an adequate transition between the proposed uses and the adjacent agricultural uses. The buffer may include roadways, infrastructure easements, parkland, and open space.</p> <p>Prior to approval of the final map, the project applicant shall identify and implement a financing mechanism to fund maintenance of the buffer.</p>		to final map approval. The buffer shall be maintained as long as agricultural uses remain adjacent to the project.		
MM 5.2.2b	Concurrent with recordation of the Final Map, the project applicant shall cause to be recorded a disclosure to potential buyers of the dwelling units of the adjacent agriculture uses. This disclosure shall be in a form acceptable to the City and generally consistent with those required under Colusa County's Right to Farm Ordinance.	City of Colusa Planning Department	Disclosure statement to be reviewed and approved by the City prior to tentative map approval and shall be recorded concurrently with the Final Map	Approval and recordation of disclosure statement	
Community Services					
MM 5.2.7	The project applicant will coordinate directly with the Colusa Fire Department, City staff, and adjacent project developers to prepare a fire services plan for the project. The plan will determine service requirements for all project land uses and ratios for public/private fire services that are acceptable to the Fire Department. The plans must meet current City performance standards for response times, personnel, equipment and infrastructure needs	City of Colusa Fire Department and City of Colusa Planning Department.	Prior to annexation to the City of Colusa.	Completion and approval by City of fire services plan.	
MM 5.2.8	The project applicant will coordinate directly with the Colusa Police Department, City staff, and adjacent project developers to prepare a police services plan for the project. The plan will determine service requirements for all projected land uses and ratios for public/private police services that are acceptable to the Police Department. The plan must meet current City performance standards for response times, personnel, equipment and infrastructure needs.	City of Colusa Police Department and City of Colusa Planning Department.	Prior to annexation to the City of Colusa.	Completion and approval by City of police services plan.	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
<i>Land Use</i>					
MM 5.3.1	The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance, as defined by the Farmland Mapping and Monitoring Program and “prime agricultural land”, as defined by Government Code Section 56064 by either (1) granting a farmland conservation easement to or for the benefit of the City and/or an entity approved by the City, at a 1:1 ratio for each acre developed, or (2) if the City adopts a farmland conservation program, by payment of an in lieu fee as established by the farmland conservation program, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio.	<i>City of Colusa Planning Department.</i>	<i>Prior to issuance of grading permits.</i>	Payment of in lieu fee or development of a farmland conservation easement.	
MM 5.3.2a	An urban/agriculture buffer between existing agriculture and proposed project development along the along the southern boundaries of the project shall be included as a part of project design and shown on the tentative map and improvement plans. The urban/agriculture buffer area shall separate existing agricultural uses and future project development and shall be a minimum of 250 feet in width or, based on the specific proposed uses, a width acceptable to the City that provides an adequate transition between the proposed uses and the adjacent agricultural uses. The buffer may include roadways, infrastructure easements, parkland, and open space. Prior to approval of the final map, the project applicant shall identify and implement a financing mechanism to fund maintenance of the buffer.	City of Colusa Planning Department	Buffer shall be shown on the tentative map and improvement plans and a financing mechanism entered into prior to final map approval. The buffer shall be maintained as long as agricultural uses remain adjacent to the project	Identification of buffer area on tentative map. Identification and implement a financing mechanism to fund maintenance of the buffer.	
MM 5.3.2b	Concurrent with recordation of the Final Map, the project applicant shall cause to be recorded a disclosure to potential buyers of the dwelling units of the adjacent agriculture uses. This disclosure shall be in a form acceptable to the City and generally consistent with those required under Colusa County’s Right to Farm Ordinance.	City of Colusa Planning Department	Disclosure statement to be reviewed and approved by the City prior to tentative map	Approval and recordation of disclosure statement	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
			approval and shall be recorded concurrently with the Final Map		
GEOLOGY, SEISMICITY, SOILS AND HAZARDOUS MATERIALS					
MM 5.3.4	Prior to tentative map approval, the project applicant shall submit a plan describing measures to minimize or eliminate the identified expansive soil hazard. Measures may include, but are not limited to, increasing foundation depths, reinforcement, and saturation/pre-swelling of soils prior to slab placement. The City Engineer shall review and approve the plan.	City of Colusa Public Works Department.	Prior to tentative map approval.	Approval of plan by the City Engineer	
Biological Resources					
MM 5.3.9a	<p>For construction activities that will occur within 250 feet of the drainage ditches, or have the potential to affect the drainage ditches, no more than 30 days prior to the onset of construction activities a biologist qualified to identify northwestern pond turtle (<i>Actinemys marmorata</i>) and giant garter snake (<i>Thamnophis gigas</i>), shall conduct a thorough inspection of the project site for the presence of these two species. Follow-up inspections shall occur every thirty days, and additional surveys shall be conducted as deemed necessary by the biologist.</p> <p>At the start of the project, the biologist shall educate construction personnel as to the possible occurrence and identification of these species. If the biologist or construction workers within the project site encounter either a northwestern pond turtle or a giant garter snake, construction shall cease immediately, and the applicant shall notify the U.S. Fish and Wildlife Service, the California Department of Fish and Game, and the City of Colusa staff. Construction shall not recommence until the recommendations of U.S. Fish and Wildlife Service staff and/or California Department of Fish and Game staff have been implemented.</p>	City of Colusa Planning Department, California Department of Fish and Game, U.S. Fish and Wildlife Service.	As a condition of project approval and implemented throughout project construction.	Monitoring of project throughout construction. Completion of project.	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
MM 5.3.9b	<p>The project applicant shall take the following measures throughout project construction:</p> <p>Construction activities that will occur within 250 feet of the drainage ditches, or have the potential to affect the drainage ditches shall be conducted between May 1 and October 1 to the extent feasible. Feasibility shall be determined by the City Planning Department. If construction activities will occur between October 2 and April 30, the applicant shall notify USFWS and CDFG of the potential presence of giant garter snakes within the area proposed for construction. Construction shall not commence until the recommendations of the U.S. Fish and Wildlife Service and California Department of Fish and Game have been implemented. Prior to, during, and after construction activities, the applicant shall implement the U.S. Fish and Wildlife Service's <i>Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake Habitat</i>, included as Appendix E of this EIR.</p>	City of Colusa Planning Department, U.S. Fish and Wildlife Service.	As a condition of project approval and implemented throughout project construction.	Monitoring of project throughout construction. Completion of project.	
MM 5.3.9c	<p>The applicant shall conduct tree and vegetation removal activities between September 1st and January 31st, where feasible. For all tree removal activities that will occur between February 1st and August 31st, a qualified biologist shall conduct surveys within 300 feet of the site of proposed tree or vegetation removal, to determine the activity of any raptor nests or other bird nests subject to protection under the Migratory Bird Treaty Act. The surveys shall be conducted at least one week apart, with the second survey to occur no more than two days prior to tree or vegetation removal. If nests are observed and considered active (incubating), the applicant shall immediately notify the California Department of Fish and Game, and the tree or vegetation shall not be removed until the young have fledged or until recommendations from the Department of Fish and Game have been implemented. No tree or vegetation removal activities shall occur within 300 feet of an active raptor nest or 50 feet of</p>	City of Colusa Planning Division; California Department of Fish and Game.	As a condition of project approval and implemented throughout project construction.	Monitoring of project throughout construction. Completion of project.	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<p>other bird nests.</p> <p>For all construction activities that will occur between February 1st and August 31st, no more than 30 days from the onset of construction a qualified biologist shall conduct pre-construction surveys within 300 feet of the construction site to determine the activity status of any raptor nests or other bird nest subject to protection under the Migratory Bird Treaty Act. If active nests (incubating) are observed, the applicant shall immediately notify the California Department of Fish and Game, and no construction activities shall occur within 300 feet of any active raptor nest or 50 feet of any other bird nest, until the young have fledged or until recommendations of the Department of Fish and Game have been implemented.</p> <p>During all tree removal, vegetation removal, and pre-construction surveys, should any Swainson's hawks be observed, remaining surveys shall be conducted within 600 feet of the area, or as determined appropriate by the wildlife biologist, where tree removal, vegetation removal or construction activities are proposed to occur. All remaining surveys shall be conducted in accordance with the Swainson's Hawk Technical Advisory Committee's Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (2000). If a Swainson's hawk nest is observed and considered to be active, the applicant shall immediately notify the Department of Fish and Game and no tree or vegetation removal or construction activities shall occur within 600 feet of an active nest until the young have fledged or until the recommendations of the Department of Fish and Game have been implemented.</p>				
MM 5.3.9d	The applicant shall prepare and implement a Swainson's hawk mitigation plan. The plan shall be reviewed and approved by the California Department of Fish and Game prior to approval of the applicant's tentative map. The mitigation plan shall, among other requirements, require	City of Colusa Planning Division; California Department of	As a condition of project approval and implemented throughout project	Approval of Swainson's hawk mitigation plan by DFG	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	the applicant to acquire a conservation easement or fee title on suitable Swainson's hawk foraging habitat within the region, at a mitigation ratio approved by the Department of Fish and Game before construction activities commence.	Fish and Game.	construction.		
MM 5.3.10a	The draft waters of the U.S. delineation report shall be finalized, submitted to the USACE for verification, and written verification of the delineation(s) by the USACE.	City of Colusa Planning Department and USACE.	Prior to Section 404 Permit Application and Prior to Issuance of a grading permit.	Verification of wetland delineation assessment by USACE.	
MM 5.3.10b	<p>To the extent practicable, the discharge or dredged or fill material into waters of the U.S. and waters of the State shall be avoided (this also includes waters not subject to USACE jurisdiction, but subject to RWQCB, CDFG jurisdiction). This includes avoiding activities that would obstruct the flow of, or alter the bed, channel, or bank of any intermittent or ephemeral creeks. If complete avoidance is implemented, no further measures are necessary. If complete avoidance is not practicable, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Prior to any discharge of dredged or fill material into "waters of the U.S.", including wetlands, authorization under a Nationwide Permit or Individual Permit shall be obtained from the USACE. For any features determined to not be subject to USACE jurisdiction during the verification process, authorization to discharge (or a waiver from regulation) shall be obtained from the RWQCB. For fill requiring a USACE permit, water quality certification shall be obtained from the RWQCB prior to discharge of dredged or fill material. • Construction activities that will impact "waters of the U.S." shall be conducted during the dry season to minimize erosion. 	City of Colusa Planning Department, USACE, RWQCB, and CDFG.	Prior to issuance of a grading permit.	Completion and approval by appropriate agencies of measures identified.	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<ul style="list-style-type: none"> • Appropriate sediment control measures to protect avoided “waters of the U.S.” shall be in place prior to the onset of construction and shall be monitored and maintained until construction activities have ceased. Temporary stockpiling of excavated or imported material shall occur only in approved construction staging areas. Excess excavated soil shall be used on site or disposed of at a regional landfill or other appropriate facility. Stockpiles that are to remain on the site through the wet season shall be protected to prevent erosion (e.g. silt fences, straw bales). • All pedestrian and vehicular entry into “waters of the U.S.”, including wetlands, shall be prohibited during construction. • The applicant shall ensure that the mitigated project will result in no net loss of wetlands. • Loss of non vernal seasonal wetlands shall be compensated at a minimum of a 1:1 creation ratio (i.e. one acres created for each acre destroyed). Loss of vernal pools or vernal swales shall be compensated at a minimum of 1:1 creation and 2:1 preservation at an USACE approved mitigation bank or 2:1 creation and 3:1 preservation at an approved off-site mitigation bank. Indirect effects to vernal pools shall be compensated at a ratio of 2:1 preservation. This can be accomplished through purchase of appropriate credits at an approved mitigation bank, appropriate payment into a USACE and/or USFWS approved in-lieu fee fund (California Natural Lands Management mitigation bank for individual projects being permitted under a Nationwide Permit), acquiring suitable mitigation property through fee-title or purchase of conservation easement, or on-site or off-site creation, monitoring, and maintenance (as approved by the 				

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	<p>USACE, USFWS and RWQCB).</p> <ul style="list-style-type: none"> Loss of “other waters” shall be compensated through purchase of appropriate credits at a USACE approved mitigation bank, appropriate payment into a USACE approved in-lieu fee fund (California Natural Lands Management mitigation bank for individual projects being permitted under a Nationwide Permit), or through placement of avoided waters and associated riparian buffers into a conservation easement or similar protective mechanism. The amount of avoided waters and riparian buffers to be permanently protected shall be sufficient to offset the impact and shall be determined by the USACE and the applicant during the permitting process. Any monitoring, maintenance, and reporting required by the regulatory agencies (i.e. USACE, RWQCB, CDFG) shall be implemented and completed. All measures contained in the permits or associated with agency approvals shall be implemented. 				
MM 5.3.11a	<p>Project development, including construction of structures and pads and street construction, shall not encroach upon more than 20 percent of the critical root zone area of an existing tree identified in the Sierra Nevada Arborists inventory. The “critical root zone area” is defined as the radius measurement taken from the tree trunk to the tip of the farthest reaching branch. In limited situations, encroachment of more than 20 percent of the critical root zone area may be allowed if it is demonstrated that potential root damage would not be severe. Utility lines shall avoid the critical root zone area of trees wherever possible. However, if utility lines cannot avoid the root area, alternative methods of installation that may reduce impacts on trees shall be considered, including boring.</p> <p>Avoidance of the critical root zone area, as discussed above, shall be shown on all improvement and grading</p>	City of Colusa Planning Department.	Shown on all improvement and grading plans.	<p>Inclusion of critical root zone on improvement and grading plans.</p> <p>Monitoring of site continually to determine if this mitigation is being followed.</p>	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	plans.				
MM 5.3.11b	Prior to the issuance of a grading permit, a qualified arborist shall conduct pre-construction survey of trees identified as "questionable" in the Sierra Nevada Arborists inventory. If the trees are identified as a potential safety hazard to future residents, these trees shall be removed, notwithstanding any policies or implementing actions designed to preserve existing native trees whenever possible. Any identified trees shall be removed prior to any construction activities within 100 feet of the identified tree.	City of Colusa Planning Department.	Survey conducted prior to issuance of a grading permit; trees to be removed shall be shown on grading and improvement plans/	Approval by City of arborist pre-construction survey.	
MM 5.3.11c	Existing Fremont cottonwood, Pacific willow trees, Oregon ash, and California black walnuts shall be preserved to the extent feasible. However, if it is necessary to remove any of these trees, prior to issuance of a grading permit or improvement plans, the project applicant shall submit a tree replacement plan to the City that identifies what trees will be removed and where the replacement trees will be located. The replaced trees shall be replanted at a ratio of 2 to 1, with a minimum 15-gallon box size. Onsite replanting is preferred, but the City may allow offsite replanting if onsite replanting is determined not feasible. The tree replacement plan will identify the maintenance entity and include their written agreement to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive that period and will be replanted at a 2 to 1 ratio. This mitigation measure does not apply to trees removed for safety reasons under MM 5.3.26b .	City of Colusa Planning Department.	Prior to issuance of a grading permit or improvement plans, whichever occurs first.	Approval of tree replacement plan by City.	
Cultural Resources					
MM 5.3.12a	The project shall, in the event of the discovery or recognition of prehistoric or historic resources during development project construction, the project applicant shall require no further excavation or disturbance of the project site within 50 feet of the discovery until a professional archaeologist is consulted. Upon completion of the site examination, the archaeologist shall submit a	City of Colusa Planning Department.	As a condition of project approval, and implemented during project construction.	Completion cultural resources survey and approval by the City.	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	report to the City describing the significance of the find and making recommendations as to its disposition. Mitigation measures, as recommended by the archaeologist and approved by the City in accordance with Section 15064.5 of the CEQA Guidelines, shall be implemented prior to commencement of construction activity within the 50-foot perimeter.				
MM 5.3.12b	If any paleontological resources are found during ground-disturbing activities, all work in the immediate vicinity must stop and the City shall be immediately notified. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate mitigation measures for the disposition of the paleontological resources.	City of Colusa Planning Department.	As a condition of project approval, and implemented during construction activities	Completion of mitigation measures recommended by paleontologist, if necessary.	
MM 5.3.15	If human remains are discovered, all work must stop in the immediate vicinity of the find, and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	City of Colusa Planning Department.	As a condition of project approval, and implemented during construction activities.	If human remains are found, conclusion of requirements in CEQA Guidelines Section 15064.5(d) and (e).	
Community Services					
MM 5.3.16a	The project applicant will coordinate directly with the Colusa Police Department, City staff, and adjacent project developers to prepare a police services plan for the project. The plan will determine service requirements for all projected land uses and ratios for public/private police services that are acceptable to the Police Department. The plan must meet current City performance standards for response times, personnel, equipment and infrastructure needs.	City of Colusa Police Department and project proponent.	Prior to annexation to the City of Colusa.	Completion and approval by City of police services plan.	
MM 5.3.16b	The project applicant will coordinate directly with the Colusa Police Department, other developers in the City of Colusa Planning Area, and City staff to negotiate appropriate monetary contributions to and for a new police station, personnel and equipment. The Police Department shall receive adequate fiscal compensation to provide	City of Colusa Police Department, City Manager, and project proponent.	Prior to annexation to the City of Colusa.	Receipt of City approved police services payment.	

MITIGATION MONITORING AND REPORTING PROGRAM

Brookins Ranch					
Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Timing	Success Criteria	Verification (Date and Initials)
	police services to the project, while maintaining or improving services to the existing residents of the City of Colusa.				
MM 5.3.17	Prior to tentative map approval, the project applicant shall submit a preliminary park plan for the City's review and approval. The park plan shall specify the park and open space areas on the project site, and shall discuss their construction, maintenance and financing of operations. The provision of adequate park and open space land that meets the NRPA guidelines for parkland per 1,000 residents is strongly encouraged. The preliminary park plan shall be consistent with any Master Park Plan adopted by the City and final park development specifications shall be submitted as part of the proposed improvement plans.	City of Colusa Planning Department	Prior to tentative map approval	City approval of park plan.	