

This Draft Master Environmental Impact Report (MEIR) assesses the expected environmental impacts resulting from adoption of the proposed City of Colusa General Plan, along with the impacts of three proposed development projects. The MEIR was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA – California Public Resources Code Section 21000 *et seq.*) and the CEQA Guidelines (14 California Code of Regulations Section 15000 *et seq.*). The City of Colusa is the Lead Agency for the environmental review of the proposed Colusa General Plan and the development projects evaluated herein, and it has the principal responsibility for approving the project.

1.1 GENERAL PLAN BACKGROUND

Under California Government Code Section 65300 *et seq.*, all cities and counties within the State of California are required to prepare a General Plan. The General Plan provides basic goals, policies and programs to guide land development in the planning area of the jurisdiction, as well as a land use diagram designating future land uses. The City of Colusa has not updated its General Plan since 1994 except for the Housing Element, an update of which was adopted in 2004. Changes that have occurred in the City since 1994, plus proposed commercial and residential development both within and outside of the City limits, have prompted the City to pursue a comprehensive update of its General Plan. Since the General Plan guides land development, it has potentially significant impacts on the environment. Therefore, a Draft MEIR will be prepared for the updated Colusa General Plan.

CEQA Guidelines Section 15050(a) states one public agency shall be responsible for preparation of an Environmental Impact Report (EIR) for a project to be carried out or approved by more than one public agency. The public agency responsible for the EIR is designated the Lead Agency. As noted above, the City of Colusa is the Lead Agency for the environmental review required by CEQA. The other agencies with approving authority are designated under CEQA as Responsible Agencies. The decision-making body of each Responsible Agency shall consider the Lead Agency's EIR prior to acting upon or approving the project [CEQA Guidelines Section 15050(b)]. For this project, the Responsible Agencies include:

- County of Colusa
- Colusa County Local Agency Formation Commission (LAFCo)
- Colusa County Airport Land Use Commission
- Colusa Unified School District
- State Water Resources Control Board (SWRCB)
- Regional Water Quality Control Board (RWQCB), Central Valley Region
- California Department of Transportation (Caltrans), District 3
- California Department of Fish and Game
- California Department of Water Resources
- State Reclamation Board
- U.S. Army Corps of Engineers

The California Department of Fish and Game is also a "trustee agency", as defined in CEQA Guidelines Section 15386. A trustee agency is a State agency having jurisdiction by law over natural resources held in trust for the people of California that may be affected by a project. Resources that could be affected by the project include fish, wildlife and rare and endangered

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plants. Another trustee agency with resources that may be affected by the project is the California Department of Parks and Recreation, which manages the Colusa-Sacramento River State Recreation Area northwest of the City.

1.2 PURPOSE OF THE MEIR

The City of Colusa (City), acting as the Lead Agency, has prepared this Draft MEIR to provide the general public, responsible public agencies, and trustee agencies with information about the potential environmental effects of the proposed Colusa General Plan. As described in the CEQA Guidelines Section 15121(a), an EIR is a public informational document that assesses potential environmental effects of the proposed project, as well as identifies mitigation measures and alternatives to the proposed project that could reduce or avoid its adverse environmental impacts. Public agencies are charged with the duty to consider and minimize environmental impacts of proposed development where feasible, and an obligation to balance a variety of public objectives, including economic, environmental and social factors.

CEQA requires the preparation of an environmental impact report prior to approving any project, which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the City of Colusa General Plan, the City has determined that the proposed General Plan is a "project" within the definition of CEQA.

1.3 REQUIREMENTS OF A MASTER ENVIRONMENTAL IMPACT REPORT

This EIR has been prepared as a Master Environmental Impact Report. CEQA describes requirements related to a MEIR in California Public Resources Code Section 21157, while CEQA Guidelines Sections 15175 through 15179 describes these requirements in more detail. According to CEQA Guidelines Section 15175(a):

The Master EIR procedure is an alternative to preparing a project EIR, staged EIR, or program EIR for certain projects which will form the basis for later decision making. It is intended to streamline the later environmental review of projects or approval included within the project, plan or program analyzed in the Master EIR. Accordingly, a Master EIR shall, to the greatest extent feasible, evaluate the cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment of subsequent projects.

Public Resources Code Section 21157(a)(1) and CEQA Guidelines Section 15175 (b) (1) states that a MEIR may be prepared for a General Plan. The master-level analysis considers the broad environmental effects of the proposed General Plan. This MEIR will be used to evaluate subsequent projects and activities under the proposed General Plan. When individual projects or activities under the General Plan are proposed, the City would be required to examine the projects or activities to determine whether their effects were adequately analyzed in the MEIR (CEQA Guidelines Section 15177). If the projects or activities would have no effects beyond those analyzed in this MEIR, no further CEQA compliance would be required. If they have effects not analyzed in the MEIR, a subsequent CEQA document may be required, such as a focused EIR or a mitigated negative declaration (CEQA Guidelines Section 15178). The MEIR analysis also addresses the cumulative impacts of development under the proposed General Plan, and analyzes a reasonable range of alternative development scenarios.

The CEQA Guidelines Section 15176 states that the following shall be included in a MEIR (text in italics identifies where in this MEIR the information is located):

- 1) A detailed discussion as required by CEQA Guidelines Section 15126. The discussion must include the following subjects:
 - Significant environmental effects of the proposed project. *Each technical section of this MEIR contains a discussion of potential impacts and their significance.*
 - Significant environmental effects that cannot be avoided if the proposed project is implemented. *Impacts considered "significant and unavoidable" are identified in each technical section of this MEIR where appropriate.*
 - Significant irreversible environmental changes that would be involved in the proposed project should it be implemented. *Section 8.0, Other Sections Required by CEQA, identifies significant irreversible environmental changes.*
 - Growth-inducing impacts of the proposed project. *Section 8.0, Other Sections Required by CEQA, identifies growth-inducing impacts.*
 - Mitigation measures proposed to minimize the significant effects. *Each technical section of this MEIR provides mitigation measures for each significant environmental effect identified, where appropriate and feasible.*
 - Alternatives to the proposed project. *Section 7.0, Project Alternatives, describes alternatives to the proposed project evaluated in this MEIR.*

- 2) A description of anticipated subsequent projects that are within the scope of the MEIR, including information with regard to the kind, size, intensity, and location of the subsequent projects. This includes, but is not limited to, the following:
 - The specific type of project anticipated to be undertaken such as a single-family development, office-commercial development, sewer line installation or other activities. *Section 3.0, Project Description, identifies types of subsequent projects anticipated to be undertaken.*
 - The maximum and minimum intensity of any anticipated subsequent project, such as the number of residences in a residential development, and with regard to a public works facility, its anticipated capacity and service area. *Section 3.0, Project Description, describes anticipated subsequent projects.*
 - The anticipated location for any subsequent development projects, and, consistent with the rule of reason set forth in Section 15126.6(f), alternative locations for any such projects. **Figure 3-3** illustrates the locations of three subsequent development projects: Colusa Riverbend, Colusa Crossings and Brookins Ranch. *Given the characteristics of these projects and the project objectives as stated in Section 3.0, Project Description, alternative locations of these projects are not feasible.*
 - A capital outlay or capital improvement program, or other scheduling or implementing device that governs the submission and approval of subsequent projects, or an explanation as to why practical planning considerations render it impractical to identify any such program or scheduling or other device at the time of preparing the MEIR. *Section 3.0*

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describes implementation of the proposed General Plan Update and the process for reviewing subsequent projects.

- 3) A description of potential impacts of anticipated projects for which there is not sufficient information reasonably available to support a full assessment of potential impacts in the MEIR. This description shall not be construed as a limitation on the impacts which may be considered in a focused EIR. *Sections 5.1 through 5.3 identify potential impacts for which there is not information to fully assess.*
- 4) Where a MEIR is prepared in connection with a general plan update, the anticipated subsequent projects included within a MEIR may consist of later planning approvals, including parcel-specific approvals, consistent with the overall planning decision for which the MEIR has been prepared. Such subsequent projects shall be adequately described for purposes of CEQA Guidelines Section 15175(b) or of Section 15176 if the MEIR and any other documents embodying or relating to the overall planning decision identify the land use designations and the permissible densities and intensities of use for the affected parcel(s). The proponents of such subsequent projects shall not be precluded from relying on the MEIR solely because that document did not specifically identify or list, by name, the subsequent project as ultimately proposed for approval. This requirements applies mainly to the three development projects mentioned in 2) above. *Sections 5.1 through 5.3 describes anticipated subsequent projects in detail.*

The MEIR must include a description of anticipated subsequent projects that are within the scope of the MEIR, including information with regard to the kind, size, intensity and location of the subsequent projects [CEQA Guidelines Section 15176(b)]. Anticipated subsequent projects include future actions taken by the City related to land use, as well as approvals by federal, state, regional and local agencies. In addition, this MEIR identifies three proposed development projects within the scope of the MEIR: Colusa Riverbend, Colusa Crossings and Brookins Ranch. Sections 5.0 through 5.3 describe the regulatory framework considered for subsequent projects, provide a description of each of these projects, describe the potential environmental impacts of these projects, identify mitigation measures where appropriate and identify environmental impacts not addressed in this MEIR that will require future environmental review.

1.4 ORGANIZATION AND SCOPE

ORGANIZATION OF THE MEIR

This Draft MEIR is organized in the following manner:

Section 1.0 – Introduction

Section 1.0 provides an introduction and overview describing the intended use of the MEIR, the organization and scope of the MEIR, and the review and certification process.

Section 2.0 - Executive Summary

This section summarizes the characteristics of the proposed project, identifies areas of controversy, and provides a concise summary matrix of the project's environmental impacts, General Plan policies, and proposed mitigation measures.

Section 3.0 - Project Description

This section provides a detailed description of the proposed project, including intended objectives, background information, the physical and technical characteristics, a description of subsequent projects and approvals, and a list of related environmental review requirements.

Section 4.0 - Environmental Setting, Impacts and Mitigation Measures

Section 4.0 contains an analysis of environmental topic areas relevant to the Colusa General Plan. Each subsection contains a description of the existing setting, identifies impacts related to implementation of the General Plan, and recommends appropriate General Plan policies that would reduce or eliminate potentially significant impacts. If necessary, additional mitigation measures are recommended. The subsection also discusses the cumulative impacts associated with General Plan implementation. As required by CEQA Guidelines Section 15130, an EIR shall discuss cumulative impacts of a project when the project's effect is cumulatively considerable. The subsections include the following:

- Land Use and Agricultural Resources
- Population and Housing
- Transportation and Circulation
- Noise
- Air Quality
- Geology, Seismicity, Soils and Hazardous Materials
- Hydrology and Water Quality
- Biological Resources
- Historic and Cultural Resources
- Visual Resources
- Community Services
- Public Services and Utilities

Section 5.0 – Specific Projects

This section analyzes the potential environmental impacts of the specific projects included in the MEIR, Colusa Riverbend, Colusa Crossings and Brookins Ranch, to the extent information is available. Preceding the three specific project sections is an introductory chapter that describes the general assumptions used to evaluate impacts specific to the General Plan and the development projects, as well as cumulative environmental impacts. Sections 5.1 through 5.3 are intended to address environmental impacts to the extent information is available and details of each project are known. Environmental issues to be addressed through subsequent environmental review are identified for each specific project in Sections 5.1 through 5.3, consistent with the requirements of CEQA Guidelines Section 15176(c).

Section 6.0 – Cumulative Impacts

This section contains all of the cumulative impacts associated with the proposed project for each of the environmental issue areas contained in Sections 4.1 through 4.12 as well as impacts

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associated with climate change. The cumulative impact analysis contained in this section considers all projects that are existing, approved, proposed and reasonably foreseeable in the Planning Area, including Colusa Crossings, Colusa Riverbend, and Brookins Ranch.

Section 7.0 – Alternatives to the Project

CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. This alternatives analysis provides a comparative analysis between the project and the selected alternatives.

Section 8.0 - Other Sections Required by CEQA

This section contains discussions and analysis of various topical issues mandated by CEQA. These include significant environmental effects that cannot be avoided if the project is implemented, significant irreversible environmental changes and growth-inducing impacts.

Section 9.0 - Report Preparers

This section lists all authors and agencies that assisted in the preparation of the report by name, title, and company or agency affiliation.

Appendices

This section includes all notices and other procedural documents pertinent to the MEIR, as well as all technical material prepared to support the analysis.

SCOPE OF THE MEIR

Pursuant to CEQA Guidelines Section 15126.2, the scope of this MEIR includes specific issues and concerns identified as potentially significant physical effects on the environment. The scope was determined by City staff and from comments received in response to the Notice of Preparation (NOP) for the MEIR. Based on these sources, this EIR addresses the following topics in depth:

- **Land Use and Agricultural Resources** – potential conflicts with other land use plans and regulations, conversion of farmland.
- **Population and Housing** – impacts related to population growth and additional housing units.
- **Transportation and Circulation** – decrease in levels of service on streets and intersections, including State highways; increased demand for transit services; increased need for bicycle and pedestrian facilities.
- **Noise** – placement of noise-generating uses in vicinity of noise-sensitive uses, placement of noise-sensitive uses near existing noise sources, noise generated by construction activities, exposure of noise-sensitive uses to noise from airport.
- **Air Quality** – air pollutant emissions from construction activities, and emissions from land use activities and associated traffic,.

- **Geology, Seismicity, Soils and Hazardous Materials** – expansive soil hazards, hazards related to earthquakes, soil erosion.
- **Hazardous Materials** – transport, use and storage of hazardous materials; hazardous material contamination sites; hazards associated with asbestos, lead and PCBs.
- **Hydrology and Water Quality** – contamination of surface waters and groundwater, flooding hazards, availability of groundwater during dry years.
- **Biological Resources** – impacts on special-status plant and animal species, wetlands and riparian habitat
- **Historic and Cultural Resources** – previously unknown cultural or paleontological resources uncovered during construction, impacts on existing historic buildings and neighborhoods.
- **Visual Resources/Light and Glare** – loss or lack of trees in proposed Planning Area, obstruction of scenic vistas, increased glare and night lighting, increased use of signs.
- **Community Services** – increased demand for fire and police protection services, increased student population in schools, increased demand for park and recreation facilities.
- **Public Services and Utilities** – increased demand for water and sewer services, increased need for storm water drainage facilities, increased generation of solid waste, increased demand for electricity and other energy.
- **Climate Change** – impacts associated with increased greenhouse gas emissions and analysis of the effects of climate change.

The complete text of the NOP is contained in **Appendix A** of this document.

This MEIR evaluates the existing environmental resources in the vicinity of the City, analyzes potential impacts on those resources due to the proposed project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts. The MEIR provides a general review of the environmental effects of development of the City in accordance with the proposed General Plan update, based on proposed land use designations and estimated public service demands.

1.5 INTENDED USES OF THE MEIR

This Draft MEIR is intended to evaluate the environmental impacts of the updated City of Colusa General Plan to the greatest extent possible. The MEIR will be used to evaluate the direct and indirect environmental effects of subsequent overall development under the General Plan (e.g., residential subdivisions, rezones, commercial structures, park sites, recreation facilities, infrastructure improvements). It also will be used to evaluate subsequent development projects under the updated General Plan, as mentioned in the preceding subsection. However, this MEIR may also be used for subsequent projects not identified in this document. After a MEIR has been prepared and certified, subsequent projects that the City determines as being within the scope of the MEIR will be subject to a more focused environmental review. Neither a new environmental document nor the preparation of findings pursuant to CEQA Guidelines Section 15091 shall be required of a subsequent project when all the following requirements are met:

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- The lead agency for the subsequent project is the lead agency or any responsible agency identified in the MEIR.
- The lead agency for the subsequent project prepares an initial study on the proposal. The initial study shall analyze whether the subsequent project was described in the MEIR and whether the subsequent project may cause any additional significant effect on the environment that was not previously examined in the MEIR.
- The lead agency for the subsequent project determines, on the basis of written findings, that no additional significant environmental effect will result from the proposal, no new additional mitigation measures or alternatives may be required, and that the project is within the scope of the MEIR. "Additional significant environmental effect" means any project-specific effect that was not addressed as a significant effect in the MEIR.

If additional environmental effects are identified that were not examined in the MEIR, a project would require additional CEQA environmental review, pursuant to CEQA Guidelines Section 15178. However, the review would be limited only to those effects not examined in the MEIR.

Public Resources Code Section 21157.6 identifies time limits for the use of MEIRs and parameters for the use of MEIRs in evaluation of subsequent projects. Exhibit 1-1 below depicts the process for review of subsequent projects.

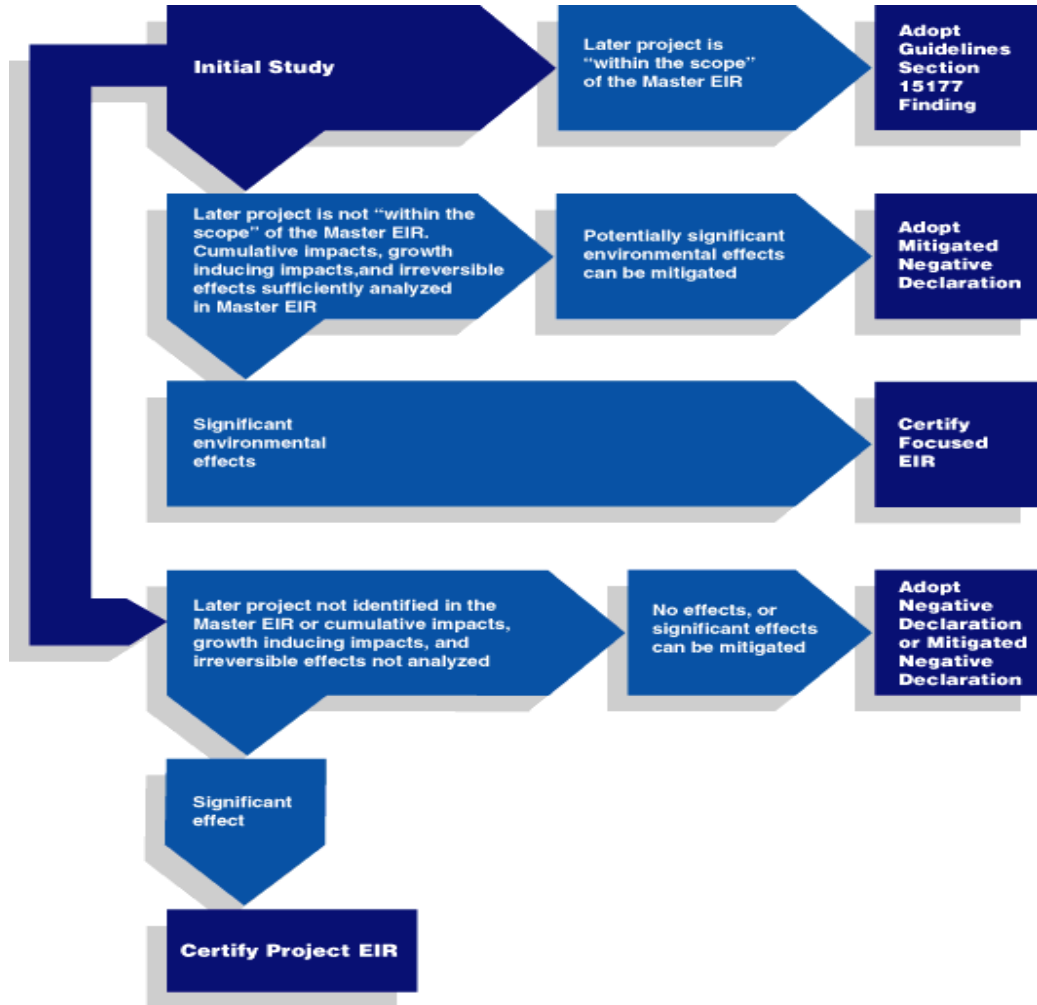
"5 year time limit; adequacy of environmental review

- (a) The master environmental impact report shall not be used for the purposes of the chapter if either of the following has occurred:
- (1) The certification of the master environmental impact report occurred more than five years prior to the filing of an application for the subsequent project.
 - (2) The filing of an application for the subsequent project occurs following the certification of the master environmental impact report, and the approval of a project that was not described in the master environmental impact report, may affect the adequacy of the environmental review in the master environmental impact report for any subsequent project.
- (b) A master environmental impact report that was certified more than five years prior to the filing of an application for a subsequent project may be used for purposes of the chapter to review a subsequent project that was described in the master environmental report if the lead agency reviews the adequacy of the master environmental impact report and does either of the following;
- (1) Finds that no substantial changes have occurred with respect to the circumstances under which the master environmental impact report was certified or that no new information, which was not known and could not have been known at the time that the master environmental impact report was certified as complete, has become available.
 - (2) Prepares an initial study and, pursuant to the findings of the initial study, does either of the following;
 - (A) Certifies a subsequent or supplemental environmental impact report that has been either incorporated in the previously certified master environmental impact

report of references any deletions, additions, or any other modifications to the previously certified master environmental impact report.

- (B) Approves a mitigated negative declaration that addresses substantial changes that have occurred with respect to the circumstances under which the master environmental impact report was certified of the new information that was not known and could not have been known at the time the master environmental impact report was certified."

EXHIBIT 1-1: REVIEW OF SUBSEQUENT PROJECTS UNDER A MASTER EIR



Source: Office of Planning and Research, 1997

1.6 ENVIRONMENTAL REVIEW PROCESS

The review and certification process for the MEIR will involve the following general procedural steps:

NOTICE OF PREPARATION

In accordance with Section 15082 of the CEQA Guidelines, the City issued a Notice of Preparation (NOP) of the Draft MEIR for the General Plan update on July 27, 2005. The purpose of the NOP was to solicit comments on the proposed environmental evaluation. This notice was circulated to the public; to local, state, and federal agencies; and to other interested parties. A scoping meeting was held on August 17, 2005, to receive additional comments. The Draft MEIR considered concerns expressed during the NOP comment period. On April 5, 2007, the City reissued the NOP due to changes in the proposed General Plan which varied with the description of the General Plan in the original NOP. **Appendix A** contains the NOP.

DRAFT MEIR

This document constitutes the Draft MEIR. The Draft MEIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives. Also, as required by CEQA Guidelines Section 15176, the MEIR includes a description of anticipated subsequent projects that are within the MEIR scope. Upon completion of the Draft MEIR, the City will file a Notice of Completion (NOC) with the Governor's Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161).

PUBLIC NOTICE/PUBLIC REVIEW

Concurrently with the NOC, the City will provide public notice of the availability of the Draft MEIR for public review, and invite comment from the public, agencies, organizations, and other interested parties. The public review and comment period should be no less than thirty (30) days or longer than ninety (90) days. The review period for this Draft MEIR will be forty-five (45) days, which is the minimum length of public review for an EIR that is submitted to the State Clearinghouse for State agency review. Comments on the Draft MEIR will be accepted both in written form and orally at public hearings. Although CEQA does not require public hearings to accept comments on the Draft MEIR, the City expects to hold a public comment meeting during the public review period prior to MEIR certification. Notice of the time and location of the hearing would be published prior to the hearing date. All comments or questions regarding the Draft MEIR should be addressed to:

Eileen Shaw, City Planner
CITY OF COLUSA
425 Webster Street
Colusa, CA 95932

RESPONSE TO COMMENTS/FINAL MEIR

Following the public review period, a Final MEIR will be prepared. In accordance with CEQA Guidelines Section 15088, the Final MEIR will respond to written comments received during the public review period, and to oral comments made at any public hearing. If necessary, the Final MEIR also will include any revisions or additions to the Draft MEIR.

CERTIFICATION OF THE MEIR/PROJECT CONSIDERATION

The City will review and consider the Final MEIR. If the City finds that the Final MEIR is "adequate and complete", the City will certify the Final MEIR. Upon certification of the Final MEIR, the Colusa City Council may take action to approve, revise, or reject the updated General Plan. A decision to approve the General Plan would be accompanied by written findings in accordance with CEQA Guidelines Section 15091 that address the significant impacts identified in the MEIR. These findings must be supported by substantial evidence in the record associated with the MEIR. Possible findings include:

- Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final MEIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.
- Specific economic, legal, social, technological or other considerations make infeasible the mitigation measures or project alternatives identified in the Final MEIR.

The City Council may adopt the updated General Plan even if the Final MEIR identifies significant environmental impacts that cannot be mitigated to a level that is less than significant. In that circumstance, the City Council must also adopt a Statement of Overriding Considerations, in accordance with CEQA Guidelines Section 15093.

MITIGATION MONITORING

Public Resources Code Section 21081.6(a), part of CEQA, requires lead agencies to adopt a mitigation monitoring and reporting program that describe measures adopted or made a condition of project approval in order to reduce or avoid significant effects on the environment. The program will include mitigation measures from the MEIR, which clearly identifies these measures and presents them in language that will facilitate establishment of the program. The mitigation monitoring and reporting program need not be included in the MEIR – it can be a separate document. However, it will be presented to the City Council for adoption concurrently with the findings required by CEQA Guidelines Section 15091.

1.7 EFFECTS NOT FOUND TO BE SIGNIFICANT

Typically, an EIR evaluates project or program effects on environmental issues listed in the Environmental Checklist Form, which is in Appendix G of the CEQA Guidelines. The NOP for the MEIR identified potential environmental issues that were generally consistent with those found in the Environmental Checklist. Based on preliminary evaluation associated with preparation of the NOP, the City determined that the proposed General Plan update would have potentially significant effects on all environmental issues mentioned in the Environmental Checklist, except for Mineral Resources. No mineral resources were identified within the proposed Planning Area by the City, Colusa County, or the State through its Mineral Resource Zone designation program. The proposed Planning Area contains no mining operations. Based on this information, the proposed General Plan and identified subsequent projects would have no impact on mineral resources.

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1.8 ISSUES AND AREAS OF CONTROVERSY

The City received several comment letters on the Notice of Preparation for the City of Colusa General Plan MEIR. The City received letters from the following public agencies and other interested parties.

- State of California Department of Transportation (Caltrans), District 3
- State of California Public Utilities Commission
- State of California Department Of Conservation
- State of California Regional Water Quality Control Board (RWQCB)

The following summarizes the issues raised in these letters.

California Department of Transportation, District 3

- Potential exposure of light and glare to motorists traveling on State Route (SR) 20 and SR 45 should be evaluated.
- Development of properties may result in a potentially significant impact to the State's highway drainage facilities and bridges. Recommendation that runoff must meet RWQCB water quality standards prior to entering the State's right-of-way or drainage facilities.
- Suggest inclusion of policies that require integration of land use and circulation.
- Reduce potential sprawl and conserve agricultural lands by increasing land use density and mixed land use.
- Development may cause exposure of future residents to excessive noise levels.
- A traffic impact study should be provided in the EIR that discusses levels of service, specific intersection, improvements identified in appropriate transportation plans, and analysis of alternative development scenarios.
- Coordination with Caltrans should take place as to balancing traffic, pedestrian and business needs in the Downtown/Riverfront area.
- The City should consider a policy of adopting traffic impact fees.
- Potentially significant impacts may occur if SR 20 bypass not included in General Plan.

State of California Public Utilities Commission

- Recommends any development projects planned adjacent to or near the rail corridor in the County be planned with the safety of the rail corridor in mind.

State of California Department of Conservation

- EIR should describe actual and potential agricultural productivity of the land, current and past agricultural use of the area, and contribution of the area's agricultural production to local, regional and state economies.

- EIR should discuss type, amount and location of farmland conversion, impacts on current and future agricultural operations, and cumulatively considerable impacts on agricultural land.
- EIR should provide information on lands under Williamson Act contracts, including contracts that may be terminated in order to accommodate the project.
- Recommend mitigation measures to reduce impacts related to farmland conversion, including agricultural conservation easements.

State of California Regional Water Quality Control Board

- A NPDES General Permit is required when development activities result in soil disturbances of one acre or more.
- All storm water flows generated on-site during and after construction and entering surface waters should be pre-treated to reduce oil, sediment and other contaminants.
- Any project that impacts waters of the United States must file a Section 401 Water Quality Certification application with RWQCB.
- Projects may require a dewatering permit from RWQCB.
- Industrial activities are subject to a NPDES General Permit for Storm Water Discharges Associated with Industrial Activities.