

This section provides an overview of the proposed project and the associated environmental analysis. It has been prepared pursuant to the requirements set forth in CEQA Guidelines Section 15123, which describes the content requirements for the summary section of an EIR. For additional detail regarding specific issues, please consult the appropriate section in Sections 4.1 through 6.0.

2.1 PURPOSE AND SCOPE OF THE MEIR

This Draft MEIR will provide, to the greatest extent possible, an analysis of the potential environmental effects associated with the implementation of the City of Colusa General Plan, pursuant to the California Environmental Quality Act (CEQA). The Draft MEIR will be used to evaluate the direct and indirect environmental effects of subsequent overall development under the General Plan. It also will be used to evaluate subsequent development projects under the updated General Plan, including three development projects of which this Draft MEIR evaluates potential environmental effects.

2.2 PROJECT CHARACTERISTICS

California Government Code Section 65300 requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning." The City of Colusa General Plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. The policies of the general plan are intended to underlie most land use decisions. Pursuant to State law, subdivisions, capital improvements, development agreements and many other land use actions must be consistent with the adopted general plan. In counties and general law cities, such as the City of Colusa, zoning and specific plans are also required to conform to the general plan.

Section 3.0, Project Description, contains a detailed description of the proposed City of Colusa General Plan update. The update would cover a proposed Planning Area that includes the existing City Limits and Sphere of Influence, as well as lands proposed for inclusion in the Sphere of Influence. The proposed Planning Area consists of approximately 3,805 acres (5.95 square miles). The comprehensive update proposes revisions to the following elements:

- Land Use
- Circulation
- Safety
- Open Space and Conservation
- Noise

The updated General Plan would include two new elements:

- Community Character and Design
- Municipal Facilities and Services

The Housing Element is not included in the comprehensive General Plan Update, as the City adopted an updated Housing Element in 2004. The proposed General Plan Update would combine the mandatory Open Space and Conservation Elements into one element, which State law allows.

The General Plan Update includes a Land Use Diagram that assigns land use designations to all lands within the proposed Planning Area (see **Figure 3-3**). These designations will provide

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guidance for future development decisions by the City. New designations would include Urban Reserve, Office Professional/Light Industrial, and Mixed Use. The existing Residential designation would be split into Medium-Density Residential and High-Density Residential. The existing Open Space/Public Facility designation would be divided into separate Public Facility and Parks/Recreation/Open Space designations. The existing Rural Residential designation would become Estate Residential. The General Plan update contains goals and policies regarding land use within the proposed Planning Area, and implementing actions designed to carry out these goals and policies.

The Draft MEIR also will be used to evaluate the potential environmental impacts of three proposed development projects, which are within the proposed Planning Area of the updated General Plan. The proposed development projects are as follows:

- Colusa Riverbend – a 442-acre residential project in eastern Colusa.
- Colusa Crossings – a 320-acre residential/commercial project adjacent to and southwest of Colusa.
- Brookins Ranch – a 161-acre residential project adjacent to and south of Colusa.

2.3 AREAS OF CONTROVERSY

Pursuant to the CEQA Guidelines, the scope of this Draft 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 Draft MEIR. Based on these sources, this Draft MEIR 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, emissions from land use activities and associated traffic, impacts related to climate change.
- Geology and Soils – 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, and increased glare and night lighting.
- 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 - increased greenhouse gas emissions and analysis of the effects of climate change.

Section 1.0, Introduction, provides a summary of comments regarding the proposed General Plan update during the NOP review period. Sections 5.1 through 5.3 evaluate the potential environmental impacts of the Colusa Riverbend, Colusa Crossings and Brookins Ranch development projects.

2.4 PROJECT ALTERNATIVES

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. The alternatives analysis provides a comparative analysis between the project and the selected alternatives. This Draft MEIR evaluates the following land use alternatives:

- Alternative 1 – No Update/No Development Projects (No Project Alternative). The adopted General Plan Land Use Map designations would remain in effect for locations within the existing Sphere of Influence and development in the remainder of the proposed Planning Area would occur in accordance with Colusa County General Plan land use designations.
- Alternative 2 – No Update/Development Projects. Alternative 2 is similar to Alternative 1 in that the proposed Colusa General Plan and its associated Land Use Policy Map would not be adopted. The adopted General Plan and its Land Use Map would guide future development within the City limits. However, under Alternative 2, the three specific projects (Colusa Riverbend, Colusa Crossings, Brookins Ranch) would be developed.
- Alternative 3 – Increased Density of Development. Alternative 3 would have a similar buildout scenario to that under the proposed General Plan, in terms of population and number of dwelling units. However, this alternative would designate more acreage for medium-density and high-density residential development. The result would accommodate the same anticipated population at buildout of the proposed General Plan, but on less land.

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- Alternative 4 – Revised Circulation. Alternative 4 would: 1) revise Implementing Action CIR-1.1.a to establish LOS D as the minimum acceptable LOS for City streets and intersections and 2) provide for an alternative circulation pattern that would include the development of an arterial street within the existing boundaries of the old railroad right-of-way located along the southern boundary of the City.

Alternatives considered but not selected are discussed in Section 7.0, Project Alternatives. Based on an evaluation of potential environmental impacts, Alternative 1 was selected as the environmentally superior alternative. CEQA requires the selection of another environmentally superior alternative if a No Project alternative is considered environmentally superior. For this project, Alternative 2 is considered the environmentally superior alternative.

2.5 OTHER SECTIONS REQUIRED BY CEQA

Public Resources Code Sections 21100(b)(2) and 21100.1(a) require that EIRs prepared for the adoption of plan, policy, or ordinance of a public agency must include a discussion of significant irreversible environmental changes of project implementation. Implementation of the proposed City of Colusa General Plan would result in the conversion of undeveloped open space and agricultural lands to residential, commercial, industrial, office, public and recreational uses. It is unlikely that circumstances would arise that would return the developed land to its original undeveloped condition. Development of the City would irretrievably commit building materials and energy to the construction and maintenance of buildings and infrastructure proposed. In addition, implementation of development under the updated General Plan would result in an increased demand for energy, and would generate greenhouse gas emissions that contribute to climate change.

The California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) contain an assessment of the cumulative impacts that could be associated with the proposed project. According to CEQA Guidelines Section 15130(a), “an EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.” Sections 4.1 through 5.3 describe potential cumulative impacts of the updated General Plan and the proposed development projects, and Section 5.2 summarizes these impacts. Significant cumulative impacts would occur as a result of agricultural land conversion, air pollutant emissions, and loss of biological resources.

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. Sections 4.1 to 5.3 describe potential significant and unavoidable impacts of the updated General Plan and the proposed development projects, and Section 5.3 summarizes these impacts. Significant and unavoidable impacts would result from agricultural land conversion and loss of scenic agricultural lands, population and housing growth, increased air pollutant emissions, decreased roadway and intersection levels of service, and loss of biological resource habitat.

CEQA Guidelines Section 15126.2(d) requires an EIR to discuss the growth-inducing impacts of a proposed project. Specifically, the EIR must discuss the ways in which the proposed project could foster economic or population growth or construction of additional housing, either directly or indirectly, on the surrounding environment. Section 5.4 provides a description of potential growth-inducing impacts. The General Plan would indirectly induce growth through its designation of land uses, encouragement of population and job growth, and proposed infrastructure improvements.

Climate change has become an issue of concern in California. The State of California has initiated actions to reduce the state's contribution to greenhouse gas emissions. Under Executive Order S-3-05, California will reduce greenhouse gas emissions to year 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050. Assembly Bill (AB) 32 requires ARB to adopt regulations that would reduce greenhouse gas emissions to 1990 levels by 2020. Implementation of the proposed General Plan would result in an increased population and substantial new development, which would generate greater emissions of greenhouse gases. The primary source of these greater emissions would be increased vehicle traffic, with industrial operations and power plants making substantial contributions. Section 4.13 discusses climate change issues in detail, and recommends measures to mitigate the impacts of General Plan implementation on climate change.

2.6 SUMMARY OF ENVIRONMENTAL IMPACTS

Table 2-1 displays a summary of impacts for the proposed General Plan Update, City of Colusa General Plan policies and programs that would reduce or eliminate these potential impacts, and additional mitigation measures as necessary. In the table, the level of significance of each identified environmental impact both before and after the implementation of each mitigation measure is indicated. Level of significance before mitigation assumes proposed General Plan policies and implementing actions related to the impact have been applied. For detailed discussions of these impacts and mitigation measures, refer to Sections 4.1 through 4.12 of this MEIR.

Table 2-2 displays a summary of impacts associated with the proposed three development projects listed in Section 2.1. The table format is similar to that of **Table 2-1**. For detailed discussion of these impacts and mitigation measures, refer to the appropriate section of the MEIR.

TABLE 2.0-1
GENERAL PLAN UPDATE IMPACTS AND PROPOSED MITIGATION MEASURES

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
4.1 Land Use				
Impact 4.1.1 Implementation of the proposed General Plan Update would include new development and redevelopment of existing urbanized areas in vacant portions of the proposed Planning Area potentially dividing existing communities.	None required.	LS	None required.	LS
Impact 4.1.2 Implementation of the proposed General Plan Update could lead to inconsistency with other land use plans, particularly the Comprehensive Land Use Plan for the Colusa County Airport.	LU-2.1.c, SAF-5.1.a, SAF-5.1.b	PS	None available.	SU
Impact 4.1.3 Implementation of the proposed General Plan Update could create conflicts between land uses within the proposed Planning Area and with land uses adjacent to the proposed Planning Area.	LU-1.1.a, LU-2.1.a, LU-2.1.b, LU-2.1.c, LU-7.1.e, PRC-8.1.a	PS	None required.	LS
Impact 4.1.4 The proposed General Plan does not conflict with any habitat conservation plan or natural community conservation plan in the area.	None required.	NI	None required.	NI
Impact 4.1.5 Implementation of the proposed General Plan Update would result in the loss of Prime Farmland and Farmland of Local Importance, as designated under the Farmland Mapping and Monitoring Program.	LU-2.1.a, LU-4.1.b, PRC-8.1.a	S	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 or Farmland of Local Importance by: (1) granting a farmland conservation easement to or for the benefit of the City and/or a qualifying entity approved by	SU

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			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.	
Impact 4.1.6 Implementation of the proposed General Plan Update could lead to inconsistency with the policies of the Colusa County LAFCo regarding agricultural preservation.	LU-5.4.b, LU-2.1.c, LU-5.4.a	PS	Implement MM 4.1.5.	SU
Impact 4.1.7 Implementation of the proposed General Plan Update could result in a conflict with existing Williamson Act contracts. This is considered a potentially significant impact.	LU-2.1.a, LU-2.1.b, LU-2.1.c, LU-4.1.b, PRC-8.1.a	PS	None required.	LS
4.2 Population and Housing				
Impact 4.2.1 Implementation of the proposed General Plan Update could result in a substantial increase in population and the number of housing units.	LU-5.3, LU-6.4	PS	The MEIR contains mitigation measures where appropriate to reduce or eliminate potentially significant impacts associated with specific environmental issues associated with population growth and related development, such as increased demand for water supply	SU

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			and wastewater, loss and loss of agricultural land, in the relevant sections of this DMEIR. Refer to Sections 4.1 and 4.3 through 4.12 for a discussion of environmental effects associated with population growth and related development allowed under the proposed General Plan Update and mitigation measures, where necessary and feasible. However, even with implementation of General Plan policies and mitigation measures, as noted in Section 8.0, implementation of the General Plan and its associated growth is expected to result in several significant and avoidable effects to the environment.	
Impact 4.2.2 The increase in the number of employed persons versus the increase in housing units may result in a jobs-housing imbalance.	None required.	LS	None required.	LS
Impact 4.2.3 Implementation of the proposed General Plan Update may result in the displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts.	None required.	LS	None required.	LS
4.3 Transportation and Circulation				
Impact 4.3.1 Implementation of the proposed General Plan would result in increased traffic volumes and a decrease in LOS on area roadways.	CIR-1.1, CIR-1.1.a, CIR-1.1.b, CIR-1.3, CIR-1.3a, CIR-1.3b, CIR-1.5, CIR-1.3.c, CIR-1.5.a	S	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 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	SU

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			<p>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.</p> <p>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:</p> <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 <p>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</p>	

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			<p>include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Widen Sioc 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 <p>MM 4.3.1d 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 <p>MM 4.3.1e 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</p>	

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			<p>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 <p>MM 4.3.1f 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 arterial street in this area and re-construct accordingly. • 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. <p>MM 4.3.1g 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>	

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Colusa General Plan

Draft Environmental Impact Report

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			<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. <p>MM 4.3.1h 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. 	
<p>Impact 4.3.2 Implementation of the proposed General Plan would result in increased traffic volumes and a decrease in LOS on state highways (SR 20 and SR 45).</p>	<p>CIR-1.1, CIR-1.1.a, CIR-1.1.b, CIR-1.3, CIR-1.3.a, CIR-1.3.b, CIR-1.3.c, CIR-1.4, CIR-1.4.a</p>	<p>S</p>	<p>MM 4.3.2a 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 include, but are not limited to the following:</p> <ul style="list-style-type: none"> Widen SR 20 to a four-lane facility on 10th Street, 	<p>SU</p>

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			<p>Market Street and Bridge Street</p> <ul style="list-style-type: none"> 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 Wheatland Develop an access management plan for SR 20 that denotes the locations of auxiliary lanes. <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> Re-designate SR 45 north of Market Street as a four-lane arterial and widen SR 45 north of Market Street 	

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Colusa General Plan

Draft Environmental Impact Report

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			to four lanes.	
<p>Impact 4.3.3 Implementation of the proposed General Plan would result in increased traffic volumes and a decrease in LOS at street and roadway intersections.</p>	<p>CIR-1.1, CIR-1.1.a, CIR-1.1.b, CIR-1.4, CIR-1.4.a</p>	<p>S</p>	<p>MM 4.3.3a 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/Sunrise Boulevard intersection. These measures may include, but are not limited to the following:</p> <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. <p>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:</p> <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 	<p>SU</p>

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			<p>and right turn lanes on the Wescott Road approach.</p> <ul style="list-style-type: none"> Install a roundabout at the SR 20/Wescott Road intersection. <p>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:</p> <ul style="list-style-type: none"> Widen SR 20 to a four-lane roadway through the intersection. <p>MM 4.3.3d 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 Bridge Street (SR 20)/Market Street intersection. These measures may include, but are not limited to the following:</p> <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. <p>MM 4.3.3e Transportation improvements</p>	

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			<p>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/5th Street intersection. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Signalize the Market Street/5th Street intersection. <p>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/13th Street and 13th Street/Market Street intersections. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Signalize the Lurline Avenue/13th Street intersection and prohibit northbound left turns from 13th Street. <p>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 10th Street/Market Street intersection. These measures may include, but are not limited to the following:</p> <ul style="list-style-type: none"> • Install a traffic signal at the 10th Street/Market Street intersection. <p>MM 4.3.3h Transportation improvements</p>	

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			<p>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 10th Street (SR 20)/Fremont Street intersection. These measures may include, but are not limited to the following:</p> <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. <p>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:</p> <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. 	

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Impact 4.3.4 Implementation of the proposed General Plan would result in an increase in traffic volumes, which likely would increase potential safety hazards.	CIR-1.4.a, CIR-1.6, CIR-1.6.a, CIR-1.6.b, CIR-1.8, CIR-1.8.a, CIR-1.9, CIR-1.9.a, CCD-1.1.b	S	None required.	LS
Impact 4.3.5 Implementation of the proposed General Plan would result in an increase in demand for parking, particularly in the downtown area.	CIR-3.1, CIR-3.1.a, CIR-3.1.b, CIR-3.1.c, CCD-1.1.b, CCD-3.9, CCD-15.4	LS	None required.	LS
Impact 4.3.6 Implementation of the proposed General Plan would result in an increase in the demand for transit service.	CIR-6.1, CIR-6.1.a, CIR-6.1.b, CIR-6.1.c, CIR-6.2, CIR-6.2.a, CIR-6.3	LS	None required.	LS
Impact 4.3.7 Implementation of the proposed General Plan would result in an increased demand for bicycle and pedestrian facilities.	CIR-4.1, CIR-4.1.a, CIR-4.1.b, CIR-4.2, CIR-4.2.a, CIR-4.2.b, CIR-4.2.c, CIR-4.3, CIR-4.3.a, CIR-5.1, CIR-5.1.a, CIR-5.1.b, CIR-5.1.c, CCD-1.1.b, CCD-3.3, CCD-3.4, CCD-3.5, CCD-3.6, CCD-3.7, CCD-3.8, CCD-3.11, CCD-3.12, CCD-3.13, CCD-16.3	LS	None required.	LS
Impact 4.3.8 Implementation of the proposed General Plan Update may result in potential conflicts with operations at Colusa County Airport, and potential exposure to hazards associated with airport	CIR-8.1, CIR-8.1.a, CIR-8.2, CIR-8.2.a	LS	None required.	LS

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operations.				
4.4 Noise				
Impact 4.4.1 Implementation of the proposed General Plan Update could result in the creation of new noise-sensitive land uses within noise-impacted areas.	N-1.1, N-1.1a, N-1.1b, N-1.1c, N-1.1d, N-1.1e, N-1.2, N-1.2a, N-1.3, N-1.4, N-1.5, N-1.6	LS	None required.	LS
Impact 4.4.2 Implementation of the proposed General Plan could result in the creation of new noise producing land uses near existing or proposed noise-sensitive areas.	N-1.1, N-1.1a, N-1.1b, N-1.1c, N-1.1d, N-1.1e, N-1.2, N-1.2a, N-1.3, N-1.4, N-1.5, N-1.6	LS	None required.	LS
Impact 4.4.3 Demolition of existing structures and construction activities associated with development under the proposed General Plan Update would temporarily increase noise levels at existing noise-sensitive receivers.	N-1.1a, N.2-1, N.2-1a	PS	<p>MM 4.4.3 Prior to adoption of the updated Noise Ordinance, the City shall condition development 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 	SU

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			residential areas.	
Impact 4.4.4 Implementation of the proposed General Plan Update could place new noise-sensitive land uses near the Colusa County Airport.	N-1.1, N-1.1a, N-1.1b, N-1.1c, N-1.1d, N-1.1e, N-1.2, N-1.2a, N.1-3	S	None available/Feasible	SU
Impact 4.4.5 Implementation of the General Plan, in combination with existing, approved, proposed, and reasonably foreseeable development, would contribute to a cumulative increase in traffic noise.	N-1.1, N-1.1a, N-1.1b, N-1.2, N-1.2a, N.1-3, N-1.4, N-1.5, N-1.6	PS		SU
4.5 Air Quality				
Impact 4.5.1 Implementation of the proposed General Plan would result in period exhaust emissions and fugitive dust from construction activities that would affect local air quality.	PRC-5.1, PRC-5.1a, PRC-5.1b	S	None required.	LS
Impact 4.5.2 Implementation of the proposed General Plan Update would increase air pollutant emissions from land use activities within the City.	PRC-5.1, PRC-5.1a, PRC-5.1b, PRC-5.2, PRC-5.2a, PRC-5.3, PRC-5.3a, PRC-5.3b, PRC-5.4, PRC-5.4a, PRC-5.5, PRC-5.5a	S		SU
Impact 4.5.3 Implementation of the proposed General Plan Update would include sources of criteria pollutants, toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources of criteria pollutants, toxic air contaminants.	PRC-5.1, PRC-5.1a, PRC-5.1b, PRC-5.3a, PRC-5.3b	PS	None required.	LS

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Impact 4.5.4 Implementation of the proposed General Plan Update would increase traffic volumes that would potentially increase concentrations of carbon monoxide (CO) along streets and near intersections.	None available.	S	None Feasible	SU
Impact 4.5.5 Implementation of the proposed General Plan Update would include sources of odors that may affect surrounding land uses. Sensitive land uses may also be located near existing sources of odors.	PRC-5.3, PRC-5.3a	PS	None required.	LS
4.6 Geology, Seismicity, Soils and Hazardous Materials				
Impact 4.6.1 Construction and site preparation activities associated with increased development resulting from implementation of the proposed General Plan would disturb soils, thereby increasing potential soil erosion from wind and water and siltation of local drainages during construction.	PRC-7.1, PRC-7.1a, PRC-7.1b	LS	None required.	LS
Impact 4.6.2 Implementation of the proposed General Plan would lead to more development on soils with a shrink-swell potential.	SAF-1.1, SAF-1.1a, SAF-1.1b	LS	None required.	LS
Impact 4.6.3 Implementation of the proposed General Plan would expose new development to potential ground shaking hazards.	SAF-1.1, SAF-1.1a, SAF-1.1b, SAF-1.1c, SAF-1.2, SAF-1.2a	LS	None required.	LS
Impact 4.6.4 Implementation of the proposed General Plan would lead to the establishment of more land use activities that would use and/or store hazardous materials, and increase the amount of	SAF-4.1, SAF-4.1a, SAF-4.1b, SAF-4.2, SAF-4.2a, SAF-4.3, SAF-4.3a	LS	None required.	LS

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traffic carrying these materials.				
Impact 4.6.5 Implementation of the proposed General Plan may lead to development on or adjacent to hazardous material contamination sites.	SAF-4.1, SAF-4.1b, SAF-4.2, SAF-4.2a	S	MM 4.6.5 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.	LS
Impact 4.6.6 Implementation of the proposed General Plan may contain the potential for the discovery of known and unknown hazardous material contamination in areas proposed for development under the General Plan.	SAF-4.1, SAF-4.1b, SAF-4.3, SAF-4.3a	LS	None required.	LS
4.7 Hydrology and Water Quality				
Impact 4.7.1 Project-related vegetation removal, excavation, grading, and other construction activities involving soil disturbance may increase the potential for erosion and sedimentation, thereby affecting water quality.	PRC-7.1, PRC-7.1a, PRC-7.1b, PRC-7.1c	PS	MM 4.7.1 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 disturbed areas, avoidance of grading activities during wet weather, avoidance of drainage corridors and riverbanks, and	LS

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			other erosion control measures to the satisfaction of the City of Colusa.	
Impact 4.7.2 New development within the proposed Planning Area would introduce sediments and constituent pollutants typically associated with urban development into storm water runoff, thereby degrading downstream storm water quality.	PRC-7.1, PRC-7.1a, PRC-7.1b, LU-6.3.g, SAF-2.2.a, SAF-2.2.b, SAF-2.2.c	LS	None required.	LS
Impact 4.7.3 Implementation of the proposed General Plan Update could result in the degradation of groundwater quality resulting from future land uses.	PRC-7.1, PRC-7.1a, PRC-7.1b, PRC-9.2, PRC-9.2.a, SAF-4.1.a, SAF-4.3	PS	None required.	LS
Impact 4.7.4 Implementation of the General Plan Update could expose development to potential flooding from the Sacramento River and Colusa Basin.	SAF-2.1, SAF-2.1.a, SAF-2.1.b, SAF-2.1.c, SAF-2.2, SAF-2.2a, SAF-2.3, SAF-2.3a	PS	None required.	LS
Impact 4.7.5 Implementation of the proposed General Plan would increase demand for water, potentially requiring localized increases in groundwater production.	PRC-9.2, PRC-9.2.a, PRC-9.3, PRC-9.3.a, PRC-9.3.b, PRC-9.4, PRC-9.4.a, PRC-9.4.b, MFS-7.1.c, MFS-7.2, MFS-7.2a, MFS-7.3, MFS-7.3a	PS	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. MM 4.7.5b All development project applications submitted to the City prior to the adoption of the Water	LS

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			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.	
4.8 Biological Resources				
Impact 4.8.1 Implementation of the proposed General Plan Update could result in direct and indirect impacts on special-status plant species and their habitat.	PRC-1.1, PRC-1.1a, PRC-1.2.b, PRC-6.1, PRC-6.1.a, PRC-6.1.b, PRC-6.2	PS	None required.	LS
Impact 4.8.2 Implementation of the proposed General Plan could result in direct and indirect impacts on special-status wildlife species and their habitat.	PRC-1.1, PRC-1.1a, PRC-1.1b, PRC-6.1, PRC-6.1a, PRC-6.1b, PRC-6.2, PRC-9.1, PRC-9.1a	PS	None required.	LS
Impact 4.8.3 Implementation of the proposed General Plan could result in the loss of riparian habitat areas in the City.	PRC-1.1, PRC-1.1a, PRC-1.2, PRC-1.2b, PRC-6.1, PRC-6.1a, PRC-6.2, PRC-9.1, PRC-9.1a	PS	None required.	LS
Impact 4.8.4 Implementation of the proposed General Plan could result in the loss of wetlands or other waters of the U.S.	PRC-1.1, PRC-1.1a, PRC-1.2, PRC-6.1, PRC-6.1a, PRC-9.1, PRC-9.1a	PS	None required.	LS
Impact 4.8.5 Implementation of the proposed	PRC-1.1, PRC-1.1a,	PS	None required.	LS

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
General Plan could result in substantial interference with the movement of any native resident or migratory fish or wildlife species with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	PRC-1.2, PRC-1.2b, PRC-6.1, PRC-6.1a, PRC-6.2, PRC-9.1, PRC-9.1a			
Impact 4.8.6 Implementation of the proposed General Plan could result in removal of trees, which may conflict with the intent of a City tree ordinance.	PRC-1.1, PRC-1.1a, PRC-1.2, PRC-6.1, PRC-6.1a	PS	None required.	LS
Impact 4.8.7 The proposed General Plan does not conflict with any habitat conservation plan or natural community conservation plan in the area.	None required.	NI	None required.	NI
4.9 Cultural Resources				
Impact 4.9.1 Implementation of the proposed General Plan Update could result in the disturbance of known historic resources in the proposed Planning Area.	CCD-1.1, CCD-1.1b, CCD-10.1, CCD-10.1b, CCD-10.2, CCD-10.3, CCD-10.4, CCD-10.6, CCD-10.7, PRC-4.1, PRC-4.1a, PRC-4.2, PRC-4.2a, PRC-4.2b, PRC-4.3, PRC-4.3a, PRC-4.3b	PS	None required.	LS
Impact 4.9.2 Future development associated with implementation of the General Plan could uncover known and currently unknown cultural resources, including paleontologic resources and human remains, thereby disturbing their sites.	PRC-4.2, PRC-4.2a	PS	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 measures to avoid disturbance to or degradation	LS

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			of these resources.	
4.10 Visual Resources/Light and Glare				
Impact 4.10.1 Implementation of the proposed General Plan Update would result in the alteration of visual resources associated with the urban landscape within the proposed Planning Area.	CCD-1, CCD-1.1.a, CCD-1.1.b, CCD-5.1, CCD-7.2, CCD-7.3, CCD-10.3, CCD-11.4, CCD-12.2, CCD-12.3, CCD-13.1, CCD-14.2, CCD-17.1	PS	None required.	LS
Impact 4.10.2 Implementation of the proposed General Plan Update may result in changes in the visual character of the Downtown and Riverfront districts.	CCD-1, CCD-1.1.a, CCD-1.1.b, CCD-4.4, CCD-5.1, CCD-10.3, CCD-10.4, CCD-10.5, PRC-12.1, PRC-12.1a, PRC-12.1b, PRC-12.3, PRC-12.3b	LS	None required.	LS
Impact 4.10.3 Implementation of the proposed General Plan Update may result in the obstruction of scenic vistas at the existing edges of urban development.	CCD-1, CCD-1.1.a, CCD-1.1.b, CCD-2.3, CCD-2.3a, PRC-12.2, PRC-12.2a, PRC-12.2b	PS	Policies and implementing actions would protect scenic vistas to the extent feasible. However, the only way to avoid or reduce this impact to a less than significant impact would be to prohibit development that would affect views of scenic resources. This would be inconsistent with the objectives of the proposed General Plan Update and the proposed land use map. No feasible mitigation measures can be applied.	SU
Impact 4.10.4 Implementation of the proposed General Plan Update could result in the introduction of a substantial amount of daytime glare sources to the area.	CCD-1, CCD-1.1.a, CCD-1.1.b	LS	None required.	LS

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<p>Impact 4.10.5 Implementation of the proposed General Plan Update may increase the amount of nighttime lighting in developed portions of the proposed Planning Area, and would create new sources in undeveloped areas. Increased nighttime lighting could have an adverse affect on adjacent areas and land uses.</p>	<p>CCD-1, CCD-1.1.a, CCD-1.1.b, CCD-9.4, CCD-9.5, CCD-9.6, CCD-9.7</p>	<p>LS</p>	<p>None required.</p>	<p>LS</p>
<p>4.11 Community Services</p>				
<p>4.11.1 Fire Protection</p>				
<p>Impact 4.11.1.1 Implementation of the proposed General Plan would increase the demand for fire protection and emergency medical services.</p>	<p>SAF-3.4, SAF-3.4a, SAF-3.4b, MFS-1.1, MFS-1.1a, MFS-1.1b, MFS-1.1c, MFS-3.1, MFS-3.1a, MFS-3.3, MFS-3.3b, MFS-4.3.c</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 4.11.1.2 Implementation of the proposed General Plan could result in safety hazards associated with wildland fires in residential areas adjacent to open space and natural areas.</p>	<p>SAF-3.1, SAF-3.1a, SAF-3.1b, SAF-3.2, SAF-3.2a, SAF-3.3, SAF-3.3a, SAF-3.3b, SAF-3.4, SAF-3.4a</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>
<p>4.11.2 Police Protection</p>				
<p>Impact 4.11.2.1 The General Plan Update would increase the demand for police protection services, which would require additional staff and facilities.</p>	<p>SAF-6.1, SAF-6.1a, SAF-6.1b, SAF-6.1c, SAF-6.2, SAF-6.2a, MFS-1.1, MFS-1.1b, MFS-1.1c, MFS-2.2.b, MFS-3.2, MFS-3.2a</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>

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<i>4.11.3 Schools</i>				
Impact 4.11.3.1 Implementation of the proposed General Plan would increase demand for school services provided by the Colusa Unified School District.	MFS-5.1, MFS-5.1a, MFS-5.1b, MFS-5.1c, MFS-5.1d, MFS-5.1e, MFS-5.2, MFS-5.2a	PS	None required.	LS
<i>4.11.4 Parks and Recreation</i>				
Impact 4.11.4.1 Implementation of the proposed General Plan would encourage an increase in the local population, thereby leading to an increase in the use of existing park and recreation service facilities.	PRC-2.1, PRC-2.1a, PRC-2.2, PRC-2.2a, PRC-2.3, PRC-2.3a, PRC-2.3b, PRC-2.3.c, PRC – 3.2, PRC – 3.2a, MFS-1.1, MFS-1.1b, MFS-1.1c	PS	None required.	LS
Impact 4.11.4.2 The General Plan update proposes additional parks and recreation areas, as well as park and recreation improvements in portions of the City.	PRC-2.2, PRC-2.2a, PRC – 2.3, PRC – 2.3a, PRC – 2.3b, PRC – 2.3c, PRC – 3.2, PRC – 3.2a, MFS-1.1, MFS-1.1b, MFS-1.1c	LS	None required.	LS
4.12 Public Services and Utilities				
<i>4.12.1 Water Service</i>				
Impact 4.12.1.1 Implementation of the proposed General Plan Update would require additional water infrastructure, including treatment and distribution	MFS-1.1, MFS-1.1a, MFS-1.1b, MFS-1.1c, MFS-7.1, MFS-7.1a,	PS	None required.	LS

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facilities, to serve new development.	MFS-7.1b, MFS-7.1c, MFS-7.1d			
Impact 4.12.1.2 Implementation of the proposed General Plan Update would increase demand on existing water supplies.	PRC-9.2, PRC-9.2a, PRC-9.3, PRC-9.3a, PRC-9.3b, PRC-9.4, PRC-9.4a, PRC-9.4b, MFS-1.1.b, MFS-7.2, MFS-7.2a, MFS-7.3, MFS-7.3a	PS	None required.	LS
4.12.2 Wastewater Service				
Impact 4.12.2.1 Implementation of the proposed General Plan Update would increase wastewater flows and demand for sanitary sewer facilities, which may exceed the capacity of the City's wastewater treatment plant.	MFS-1.1, MFS-1.1a, MFS-1.1b, MFS-1.1c, MFS-8.1, MFS-8.1a, MFS-8.1b, MFS-8.1c, MFS-8.1d, MFS-8.2, MFS-8.2a, MFS-8.2b, MFS-8.2c, MFS-8.3, MFS-8.3a, MFS-8.4, MFS-8.4a, MFS-8.5, MFS-8.5a, MFS-8.6, MFS-8.6a, MFS-8.7, MFS-8.7a	PS	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.	LS
Impact 4.12.2.2 Implementation of the proposed General Plan Update would increase wastewater flows, thereby requiring additional sanitary sewer infrastructure.	MFS-1.1, MFS-1.1a, MFS-1.1b, MFS-1.1c, MFS-8.2, MFS-8.2a, MFS-8.2b, MFS-8.2c, MFS-8.5, MFS-8.5a, MFS-8.6, MFS-8.6a	PS	None required.	LS

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<i>4.12.3 Storm Drainage Water</i>				
Impact 4.12.3.1 New development would increase storm water runoff rates generated within and downstream of the proposed Planning Area when compared with existing conditions.	MFS-1.1, MFS-1.1a, MFS-1.1b, MFS-1.1c, MFS-9.1, MFS-9.1a, MFS-9.1b, MFS-9.1c, SAF-2.2, SAF-2.2a, SAF-2.2b, SAF-2.2c	PS	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.	LS
<i>4.12.4 Solid Waste Service</i>				
Impact 4.12.4.1 Implementation of the proposed General Plan Update would increase solid waste generation and the demand for related services.	PRC-10.1, PRC-10.1a, PRC-10.1b	PS	None required.	LS
<i>4.12.5 Energy and Communication Services</i>				
Impact 4.12.5.1 Implementation of the proposed General Plan Update would increase the demand for electricity, natural gas and other energy sources.	PRC-11.1, PRC-11.1a, PRC-11.1b, PRC-11.1c, PRC-11.2, PRC-11.2a, PRC-11.2b, MFS-6.2, MFS-6.2a	PS	None required.	LS
Impact 4.12.5.2 Implementation of the proposed General Plan Update would require the extension of energy and communication infrastructure within the proposed Planning Area.	MFS-6.1, MFS-6.1a	PS	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	LS

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Colusa General Plan

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City of Colusa

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
throughout this MEIR and the General Plan that are applicable to development projects.				
5.1 Colusa Riverbend				
Impact 5.1.1 The project would convert land from agricultural use to urban uses.	LU-4.1, LU-4.5	PS	<p>MM 5.1.1 The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance or Farmland of Local Importance 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.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p>	SU
Impact 5.1.2 The project would result in the placement of urban uses adjacent to agricultural uses, creating potential conflicts.	LU-2.1, LU-2.1a, LU-2.1.b, PRC-8.1.a	PS	<p>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</p>	LS

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			<p>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.</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> <p><i>Timing/Implementation: 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</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p> <p>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 acceptable to the City and generally consistent with those required under Colusa County's Right to Farm Ordinance.</p> <p><i>Timing/Implementation: Disclosure statement to be reviewed and approved by the City prior to tentative map approval and shall be recorded concurrently with the Final Map</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p>	
<p>Impact 5.1.3 Development of the project has the potential to result in a substantial increase in population and the number of housing units, with its</p>	<p>LU-1.1, LU-5.1, LU-5.2, LU-5.3, LU-5.4, LU-6.3,</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>

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attendant environmental impacts.	LU-6.4, LU-8.2, and LU-9.2, LU-2.1.c, LU-9.2.a			
Impact 5.1.4 The project proposes construction on soils that are considered expansive.	SAF-1.1, SAF-1.1.a, SAF-1.1.b, SAF-1.1.c, SAF-1.2, SAF-1.2.a	PS	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. <i>Timing/Implementation: Prior to tentative map approval.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i>	LS
Impact 5.1.5 The project site may contain soils that have the potential for liquefaction.	SAF-1.1, SAF-1.1.a, SAF-1.1.b, SAF-1.2, SAF-1.2.a	PS	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. <i>Timing/Implementation: Prior to tentative map approval.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i>	LS
Impact 5.1.6 The project would encourage development on lands that may have been contaminated from past activities.	None required.	PS	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	LS

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			<p>inspection reveal the presence of either substance, a contractor qualified in lead-based paint and/or asbestos removal shall remove it.</p> <p><i>Timing/Implementation: Prior to demolition or renovation of structures.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p> <p>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.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits.</i></p> <p><i>Enforcement/Monitoring: Colusa County Environmental Health Department.</i></p> <p>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.</p> <p><i>Timing/Implementation: Prior to issuance of grading</i></p>	

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			<p><i>permits.</i></p> <p><i>Enforcement/Monitoring: Colusa County Environmental Health Department.</i></p> <p>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.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits.</i></p> <p><i>Enforcement/Monitoring: Colusa County Environmental Health Department.</i></p> <p>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.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits.</i></p> <p><i>Enforcement/Monitoring: Colusa County Environmental Health Department.</i></p> <p>MM 5.1.6f If soil staining, odors or suspected</p>	

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			<p>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 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.</p> <p><i>Timing/Implementation: As a condition of project approval and implemented throughout project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p>	
<p>Impact 5.1.7 Development of the proposed project may affect wetlands and other waters of the U.S., including those regulated by the U.S. Army Corps of Engineers.</p>	<p>PRC-6.1, PRC-6.1a, PRC-9.1, PRC-9.1a</p>	<p>LS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to Section 404 Permit Application and Prior to Issuance of a grading permit.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department and USACE.</i></p> <p>MM 5.1.7b 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</p>	<p>LS</p>

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			<p>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 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. • 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 	

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			<p>streambed alteration shall be submitted to the CDFG; and, if required, a streambed alteration agreement shall be obtained.</p> <ul style="list-style-type: none"> • 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 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 	

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			<p>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).</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 	

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			<p>implemented.</p> <p><i>Timing/Implementation: Prior to issuance of a grading permit.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department, USACE, RWQCB, and CDFG.</i></p>	
<p>Impact 5.1.8 Implementation of the project could result in the loss of riparian habitat areas in the project vicinity, especially in areas adjacent to the Sacramento River.</p>	<p>PRC-6.1, PRC-6.1.a, PRC-6.2, PRC-9.1, PRC-9.1.a, PRC-1.1, PRC-1.1.a, PRC-1.2, PRC-1.2.b</p>	<p>PS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to tentative map approval.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department, California Department of Fish and Game.</i></p> <p>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</p>	<p>LS</p>

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			<p>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 project applicant is responsible for any costs associated with completion of this mitigation.</p> <p><i>Timing/Implementation: Prior to tentative map approval.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department, California Department of Fish and Game.</i></p>	
<p>Impact 5.1.9 Development of the project site could affect a known historic or prehistoric site as well as undiscovered cultural resources, including paleontologic resources and human remains.</p>	<p>PRC-1.1, PRC-1.1.a, PRC-1.2, PRC-1.2.b</p>	<p>PS</p>	<p>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</p>	<p>LS</p>

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			<p>capping the site. Measures for the buildings may include, but are not limited to, preservation of the structures.</p> <p><i>Timing/Implementation: Prior to approval of first tentative map or parcel map.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p> <p>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.</p> <p><i>Timing/Implementation: During project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p> <p>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</p>	

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			mitigation measures for the disposition of the paleontological resources. <i>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i>	
Impact 5.1.10 Implementation of the project would result in the loss of views of scenic area and change the visual character within the project vicinity.	PRC – 12.1, PRC-12.2, PRC-12.2.a, PRC-12.2.b, PRC – 12.4	PS	None available.	SU
Impact 5.1.11 The project would increase the demand for fire protection services, which would require additional personnel.	SAF-3.4, SAF-3.4.a, SAF-3.4b, MFS-1.1, MFS-1.1.b and 1.1c, MFS-3.1, MFS-3.1.a, MFS-3.3.a, 3.3.b, 3.3.c	PS	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. <i>Timing/Implementation: Prior to tentative map approval.</i> <i>Enforcement/Monitoring: City of Colusa Fire Department and project proponent.</i> 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	LS

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			<p>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.</p> <p><i>Timing/Implementation: Prior to tentative map approval.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Fire Department, City Manager, and project proponent.</i></p>	
<p>Impact 5.1.12 The project would increase the demand for police protection services, which would require additional staff and facilities.</p>	<p>SAF-6.1, SAF-6.1.a, 6.1.b, 6.1.c, SAF-6.2, SAF-6.2.a, MFS-2.1 MFS-2.1.a, MFS-2.2, MFS-2.2.a, 2.2.b, Policy MFS-2.3</p>	<p>PS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to tentative map approval.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Police Department and project proponent.</i></p> <p>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.</p>	<p>LS</p>

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			<p><i>Timing/Implementation: Prior to tentative map approval.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Police Department, City Manager, and project proponent.</i></p>	
<p>Impact 5.1.13 The project would encourage an increase in the local population, thereby leading to an increase in the demand for park and recreation services.</p>	<p>PRC-2.3, PRC-2.3.a, 2.3.b, and 2.3.c, MFS-1.1, MFS-1.1.b and 1.1.c</p>	<p>PS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to tentative map approval</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p>	<p>LS</p>
<p>5.1 Colusa Crossing</p>				
<p>Impact 5.2.1 The project would convert land from agricultural use to urban uses.</p>	<p>LU-4.1, LU-4.1b, LU-5.1, LU-5.4.a</p>	<p>S</p>	<p>MM 5.2.1 The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance or Farmland of Local Importance 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</p>	<p>SU</p>

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Colusa General Plan

Draft Environmental Impact Report

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			offset the cost of purchasing farmland conservation easements at a 1:1 ratio. <i>Timing/Implementation: Prior to issuance of grading permits.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i>	
<p>Impact 5.2.2 The project would result in the placement of urban uses adjacent to agricultural uses, creating potential conflicts.</p>	LU-2.1, LU-2.1a, PRC-8.1	PS	<p>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 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> <p><i>Timing/Implementation: 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</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p> <p>MM 5.2.2b Concurrent with recordation of the</p>	LS

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>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.</p> <p><i>Timing/Implementation: Disclosure statement to be reviewed and approved by the City prior to tentative map approval and shall be recorded concurrently with the Final Map</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p>	
<p>Impact 5.2.3 Development of the proposed project has the potential to substantially increase population growth in the area.</p>	<p>LU-1.1, LU-5.1, LU-5.2, LU-5.3, LU-5.4, LU-6.3, LU-6.4, LU-8.2, LU-9.2, LU-2.1.c, LU-9.2.a</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 5.2.4 Implementation of the Colusa Crossings project may include uses that would use and/or store hazardous materials, and increase the amount of traffic carrying these materials.</p>	<p>SAF-4.1, SAF-4.1.a, SAF-4.1.b</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 5.2.5 Implementation of the project could expose development to potential flooding.</p>	<p>SAF-2.1, SAF-2.1.a, SAF-2.2.a, SAF-2.2.b</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>
<p>Impact 5.2.6 Implementation of the project would result in the loss of views of scenic area and change the visual character within the project vicinity.</p>	<p>PRC – 12.1, PRC-12.2, PRC-12.2.a, PRC-12.2.b, PRC – 12.4</p>	<p>S</p>	<p>None available.</p>	<p>SU</p>

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<p>Impact 5.2.7 The proposed project would increase the demand for fire protection services, and may lead to longer response times to emergency calls.</p>	<p>MFS-1.1, MFS-1.1.b and 1.1.c, MFS-3.1, MFS-3.1.a, MFS-3.3, MFS-3.3.a, 3.3.b and 3.3.c</p>	<p>PS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to annexation to the City of Colusa.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Fire Department and City of Colusa Planning Department.</i></p>	<p>LS</p>
<p>Impact 5.2.8 The project would increase the demand for police protection services, which would require additional staff and facilities.</p>	<p>SAF-6.1, SAF-6.1.a, 6.1.b, 6.1.c, SAF-6.2, SAF-6.2.a, MFS-2.1, MFS-2.1.a, MFS-2.2, MFS-2.2.a, 2.2.b, MFS-2.3</p>	<p>S</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to annexation to the City of Colusa.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Police Department and City of Colusa Planning Department.</i></p>	<p>LS</p>
<p>Impact 5.2.9 The project would encourage an increase in the local population, thereby leading to an increase in the demand for park and recreation</p>	<p>PRC-2.2, PRC-2.2.a and 2.3, PRC – 2.3, PRC-2.3.a, 2.3.b, and</p>	<p>PS</p>	<p>None required.</p>	

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July 2007

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services.	2.3.c, MFS-1.1, MFS-1.1.b and 1.1.c			
5.3 Brookins Ranch				
Impact 5.3.1 The project would convert land from agricultural use to urban uses.	LU-4.1, Action LU-4.1.b, LU-5.1	S	<p>MM 5.3.1 The project applicant shall mitigate for loss of Prime Farmland, Farmland of Statewide Importance or Farmland of Local Importance 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.</p> <p><i>Timing/Implementation: Prior to issuance of grading permits.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p>	SU
Impact 5.3.2 The project would result in the placement of urban uses adjacent to agricultural uses, creating potential conflicts.	LU-2.1, LU-2.1.a, PRC-8.1, LU-2.1.b and PRC-8.1.a	PS	<p>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</p>	LS

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2.0 EXECUTIVE SUMMARY

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			<p>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> <p><i>Timing/Implementation: 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</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p> <p>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.</p> <p><i>Timing/Implementation: Disclosure statement to be reviewed and approved by the City prior to tentative map approval and shall be recorded concurrently with the Final Map</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p>	
<p>Impact 5.3.3 Development of the project has the potential to result in a substantial increase in population and the number of housing units, with its</p>	<p>LU-1.1, LU-5.1, LU-5.2, LU-5.3, LU-5.4, LU-6.3, LU-6.4, LU-8.2,</p>	<p>PS</p>	<p>None required.</p>	<p>LS</p>

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
attendant environmental impacts.	LU-9.2, LU-2.1.c, and LU-9.2.a			
Impact 5.3.4 The project proposes construction on soils that are considered expansive.	SAF-1.1, SAF-1.1.a,, SAF-1.1.b, SAF-1.1.c, SAF-1.2, SAF-1.2.a, SAF-1.1b	PS	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. <i>Timing/Implementation: Prior to tentative map approval.</i> <i>Enforcement/Monitoring: City of Colusa Public Works Department.</i>	LS
Impact 5.3.5 The project would encourage development on lands that may have been contaminated from past activities. T	None required.	PS	None required.	LS
Impact 5.3.6 The Brookins Ranch project would be located less than 2 miles from a public airport and could result in safety risks for people residing or working in the project area.	SAF-5.1, SAF-5.1.a, SAF-5.1	PS	None required.	LS
Impact 5.3.7 Implementation of the Brookins Ranch project could expose development to potential flooding from the Sacramento River and Colusa Basin.	SAF-2.1, SAF-2.1a, SAF-2.1c	PS	None required.	LS
Impact 5.3.8 The project site contains potential habitat for several special-status plant species.	PRC-6.1, PRC-6.1.a, PRC-6.2	PS	None required.	LS
Impact 5.3.9 The project site may contain potential habitat for special-status wildlife species.	PRC-1.1, PRC-1.1a, PRC-6.1, PRC-6.1a	PS	MM 5.3.9a 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	LS

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>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> <p><i>Timing/Implementation: As a condition of project approval and implemented throughout project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department, California Department of Fish and Game, U.S. Fish and Wildlife Service.</i></p> <p>MM 5.3.9b The project applicant shall take the following measures throughout project construction: 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</p>	

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>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 Standard Avoidance and Minimization Measures During Construction Activities in Giant Garter Snake Habitat, included as Appendix E of this EIR.</p> <p><i>Timing/Implementation: As a condition of project approval and implemented throughout project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department, U.S. Fish and Wildlife Service.</i></p> <p>MM 5.3.9c 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),</p>	

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			<p>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 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</p>	

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>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> <p><i>Timing/Implementation: As a condition of project approval and implemented throughout project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Division; California Department of Fish and Game.</i></p> <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 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.</p> <p><i>Timing/Implementation: As a condition of project approval and implemented throughout project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Division; California Department of Fish and Game.</i></p>	
<p>Impact 5.3.10 Development of the proposed project may affect wetlands and other waters of the U.S., including those regulated by the U.S. Army</p>	<p>PRC-1.1, PRC-1.1a, PRC-1.2, PRC-6.1, PRC-9.1, PRC-9.1a</p>	<p>LS</p>	<p>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)</p>	<p>LS</p>

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Corps of Engineers.			<p>by the USACE.</p> <p><i>Timing/Implementation: Prior to Section 404 Permit Application and Prior to Issuance of a grading permit.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department and USACE.</i></p> <p>MM 5.3.10b 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 	

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			<p>to minimize erosion.</p> <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 	

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			<p>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).</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. <p><i>Timing/Implementation: Prior to issuance of a grading permit.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department, USACE, RWQCB, and CDFG.</i></p>	

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<p>Impact 5.3.11 The project site contains on-site trees that could be affected by project development.</p>	<p>PRC-1.1, PRC-1.2, PRC-6.1</p>	<p>PS</p>	<p>MM 5.3.11a 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. Avoidance of the critical root zone area, as discussed above, shall be shown on all improvement and grading plans. <i>Timing/Implementation: Shown on all improvement and grading plans.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p> <p>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</p>	<p>LS</p>

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			<p>within 100 feet of the identified tree.</p> <p><i>Timing/Implementation: Survey conducted prior to issuance of a grading permit; trees to be removed shall be shown on grading and improvement plans/</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p> <p>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.</p> <p><i>Timing/Implementation: Prior to issuance of a grading permit or improvement plans, whichever occurs first.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p>	

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 5.3.12 Implementation of the project could result in substantial interference with the movement of any native resident or wildlife species with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>PRC-6.1, PRC-6.1.a,, PRC-6.1.b, PRC-6.2, PRC-9.1, PRC-9.1.a</p>	<p>PS</p>	<p>Implement MM 5.3.9b, 5.3.9c, 5.3.9d and MM 5.3.11a and MM 5.3.11c.</p>	<p>LS</p>
<p>Impact 5.3.12 The project contains a site identified as a potential historic resource.</p>	<p>PRC-4.1, PRC-4.2, PRC-4.2a</p>	<p>PS</p>	<p>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 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.</p> <p><i>Timing/Implementation: As a condition of project approval, and implemented during project construction.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department.</i></p> <p>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</p>	<p>LS</p>

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Colusa General Plan

Draft Environmental Impact Report

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
			mitigation measures for the disposition of the paleontological resources. <i>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i>	
Impact 5.2.13 Future development associated with implementation of the project could result in the inadvertent discovery of human remains.	PRC – 4.2a	PS	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. <i>Timing/Implementation: As a condition of project approval, and implemented during construction activities.</i> <i>Enforcement/Monitoring: City of Colusa Planning Department.</i>	LS
Impact 5.3.14 Implementation of the project would result in the loss of views of scenic area and change the visual character within the project vicinity.	PRC – 12.1, PRC-12.2.a, PRC-12.2.b, PRC – 12.4	S	None available.	SU
Impact 5.3.15 The project would increase the demand for fire protection services, which would require additional personnel.	SAF-3.4, SAF-3.4.a and SAF-3.4b, MFS-1.1, MFS-1.1.b and 1.1c, MFS-3.1, MFS-3.1.a, MFS-3.3,	SU		LS

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Colusa General Plan

City of Colusa

Draft Master Environmental Impact Report

July 2007

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
	MFS-3.3.a, 3.3.b and 3.3.c			
<p>Impact 5.3.16 The project would increase the demand for police protection services, which would require additional staff and facilities.</p>	<p>SAF-6.1, SAF-6.1.a, 6.1.b, 6.1.c, SAF-6.2, SAF-6.2.a, MFS-2.1, MFS-2.1.a, MFS-2.2, MFS-2.2.a and 2.2.b, MFS-2.3</p>	<p>PS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to annexation to the City of Colusa.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Police Department and project proponent.</i></p> <p>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 police services to the project, while maintaining or improving services to the existing residents of the City of Colusa.</p> <p><i>Timing/Implementation: Prior to annexation to the City of Colusa.</i></p> <p><i>Enforcement/Monitoring: City of Colusa Police Department, City Manager, and project proponent.</i></p>	<p>LS</p>

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Colusa General Plan

Draft Environmental Impact Report

2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 5.3.17 The project would encourage an increase in the local population, thereby leading to an increase in the demand for park and recreation services.</p>	<p>PRC-2.3, PRC-2.3.a, 2.3.b, and 2.3.c, MFS-1.1, MFS-1.1.b and 1.1.c</p>	<p>PS</p>	<p>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.</p> <p><i>Timing/Implementation: Prior to tentative map approval</i></p> <p><i>Enforcement/Monitoring: City of Colusa Planning Department</i></p>	<p>LS</p>
<p>6.0 Cumulative Impacts</p>				
<p>Impact 6.1 Implementation of the proposed General Plan Update, in addition to existing, proposed, approved, and reasonably foreseeable development in Colusa County, would contribute to cumulative land conflicts.</p>	<p>None required.</p>	<p>CC</p>	<p>None required.</p>	<p>LTCC</p>
<p>Impact 6.2 Implementation of the proposed General Plan Update, in addition to existing, proposed, approved, and reasonably foreseeable development in Colusa County, would contribute to the cumulative loss of Prime Farmland and other valuable farmland in Colusa County, the Sacramento Valley and the State.</p>	<p>The reader is referred to policies and implementing actions identified under Impact 4.1.6 in Section 4.1, Land Use and Agricultural</p>	<p>S/CC</p>	<p>Implement MM 4.1.6.</p>	<p>SU/CC</p>

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Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
	Resources.			
Impact 6.3 Implementation of the proposed General Plan Update, in addition to existing, proposed, approved, and reasonably foreseeable development in the area, could result in a cumulative increase in population and housing growth in the County and associated environmental impacts.	The reader is referred to policies and implementing actions listed in Section 4.2 (Population and Housing).	SU/CC	See Impacts 4.2.1 and 4.2.2, above.	SU/CC
Impact 6.4 Implementation of the proposed General Plan Update, in addition to existing, proposed, approved, and reasonably foreseeable development in the area, could result in a cumulative increase in interregional traffic on state highways.	The reader is referred to policies and implementing actions listed in Section 4.3 (Transportation and Circulation).	S/CC	Implement MM 4.3.1a, 4.3.2a and 4.3.2b	SU/CC
Impact 6.5 Implementation of the General Plan Update, in combination with existing, approved, proposed, and reasonably foreseeable development, would contribute to a cumulative increase in traffic noise on regional roadways.	Refer to discussion under Impact 4.4.5 in Section 4.4 (Noise) of the MEIR.	S/CC	Implementation of mitigation measure MM 4.4.5	SU/CC
Impact 6.6 Implementation of the proposed General Plan Update, in combination with existing, approved, proposed and reasonably foreseeable development, would exacerbate existing NSVAB problems with ozone and particulate matter.	The reader is referred to policies and implementing actions listed in Section 4.5 (Air Quality).	S/CC	Implement mitigation measures MM 4.5.1 and MM 4.5.2	SU/CC
Impact 6.7 Implementation of the proposed General Plan Update, in addition to existing, approved, proposed and reasonably foreseeable development in the Sacramento-Stone Corral Watershed and the Colusa Subbasin, could contribute	The reader is referred to policies and implementing actions identified under Impacts 4.7.1, 4.7.2	LTCC	Implement MM 4.6.1a, MM 4.6.1b, MM 4.7.3a and MM 4.7.3b.	LTCC

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
to cumulative effects on water quality of surface waters and groundwater.	and 4.7.3.			
Impact 6.8 Implementation of the proposed General Plan Update, along with existing, approved, proposed and reasonably foreseeable development within the Sacramento-Stone Corral Watershed, would increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could contribute to cumulative flood conditions in the Sacramento River and area creeks.	The reader is referred to policies and implementing actions listed under Impact 4.7.4.	LTCC	Implement mitigation measures MM 4.7.4a and MM 4.7.4b.	LTCC
Impact 6.9 Implementation of the proposed General Plan Update, in addition to existing, approved, proposed and reasonably foreseeable development in the Planning Area and larger regional context would result in a cumulative loss of biological resources in the region.	The reader is referred to policies and implementing actions identified in Impacts 4.8.1 through 4.8.7.	S/CC	None available.	SU/CC
Impact 4.6.10 Implementation of projects within the Planning Area, along with existing, approved, proposed and reasonably foreseeable development in the vicinity of the Planning Area and Colusa County, could contribute to cumulative impacts on prehistoric and historic resources in Colusa County and northern California.	The reader is referred to policies and implementing actions discussed under Impact 4.9.2.	LTCC	Implement mitigation measure MM 4.9.2	LTCC
Impact 6.12 Implementation of the General Plan, in combination with existing, approved, proposed, and reasonably foreseeable development, are not expected to result in an increase in school impacts over buildout conditions. Therefore, the General Plan's contribution to schools.	The reader is referred to policies and implementing actions discussed under Impact 4.11.3.1.	LTCC	None required.	

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July 2007

Impact	General Plan Policies and Implementing Actions	Significance without General Plan Policies/ Actions and/or Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 6.13 Implementation of the proposed General Plan, in combination with existing, approved, proposed and reasonably foreseeable development within Yuba, Sutter, Butte, Nevada, and Colusa Counties, would result in cumulative impacts on the Ostrom Road Landfill.</p>	<p>The reader is referred to policies and implementing actions discussed under Impact 4.12.4.1.</p>	<p>LTCC</p>	<p>None required.</p>	<p>LTCC</p>
<p>Impact 6.14 Buildout of the proposed General Plan Update would result in the cumulative increase of greenhouse gases including CO₂ emitted into the atmosphere.</p>	<p>PRC-5.1, PRC-5.1a, PRC-5.1b, PRC-5.2, PRC-5.2a, PRC-5.3, PRC-5.3a, PRC-5.3b, PRC-5.4, PRC-5.4a, PRC-5.5, PRC-5.5a, CCD-1, PRC-11.1, PRC-11.1b, PRC-11.1c, PRC 11.2, PRC 11.2a, PRC 11.2b</p>	<p>S/CC</p>	<p>None feasible.</p>	<p>SU/CC</p>
<p>Impact 6.15 The impacts of global climate change would cumulatively result in the potential decrease in water supply, increase in air pollutants, and increase in health hazards.</p>	<p>All policies and implementing actions listed under Impact 6.14 would assist in the reduction of GHGs. Please refer to Impact 6.14 for these policies and implementing actions. Policies and action items discussed in 4.7 would reduce impacts associated with water supply and flooding.</p>	<p>S/CC</p>	<p>None feasible.</p>	<p>SU/CC</p>

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