



CITY COUNCIL MEETING

COUNCIL CHAMBERS, 33 SOUTH MAIN STREET, COLFAX, CA



MAYOR TONY HESCH • MAYOR PRO-TEM KIM DOUGLASS
COUNCILMEMBERS • DONNA BARKLE • JASON MCKINNEY • TOM PARNHAM

REGULAR MEETING AGENDA

May 28, 2014 • Regular Session begins at 7:00 PM

1) CONVENE OPEN SESSION

- 1A. Pledge of Allegiance
- 1B. Roll Call
- 1C. Approval of Agenda Order

This is the time for changes to the agenda to be considered including removal, postponement, or change to the agenda sequence.

RECOMMENDED ACTION: By motion, accept the agenda as presented or amended.

2) CONSENT AGENDA

RECOMMENDED ACTION: Approve Consent Calendar

All matters listed under the Consent Agenda are considered routine in nature and will be approved by one blanket motion with a roll call vote. There will be no separate discussion of these items unless persons request specific items to be removed from the Consent Agenda for discussion and separate action. Any items removed will be considered after the motion to approve the Consent Agenda. If you wish to have an item pulled from the Consent Agenda for discussion, please notify the City staff.

- 2A. Minutes City Council Meeting of May 14, 2014

Recommendation: Approve the Minutes of the Regular Meeting of May 14, 2014.

3) COUNCIL, STAFF AND OTHER REPORTS

The purpose of these reports is to provide information to the Council and public on projects, programs, and issues discussed at committee meetings and other items of general information. No decisions will be made on these issues. If a member of the Council prefers formal action be taken on any committee reports or other information, the issue will be placed on a future Council meeting agenda.

- 3A. Committee Reports and Informational Items - All Councilmembers
- 3B. Operations Update – City staff
- 3C. Additional Reports – Agency partners

4) PUBLIC COMMENT

At this time, members of the audience are permitted to address the Council on matters of concern to the public that are not listed on this agenda. Please make your comments as brief as possible. Comments should not exceed three (3) minutes in length. The Council cannot act on items not included on this agenda; however, if action is required it will be referred to staff.

5) PUBLIC HEARINGS

NOTICE TO THE PUBLIC: City Council will take the following actions when considering a matter scheduled for hearing:

1. Open the public hearing
2. Presentation by staff
3. Council comments and questions
4. Presentation, when applicable, by applicant or appellant
5. Accept public testimony
6. Council comments and questions
7. When applicable, applicant or appellant rebuttal period
8. Close public hearing. (No public comment is taken after the hearing is closed.)
9. City Council action

Public hearings that are continued will be announced. The continued public hearing will be listed on a subsequent Council Meeting Agenda and posting of that agenda will serve as notice.



The City Council encourages the participation of the public. To ensure the expression of all points of view, and to maintain the efficient conduct of the City's business, members of the public who wish to address the Council shall do so in an orderly manner. The audience is asked to refrain from positive or negative actions such as yelling, clapping or jeering that may intimidate other members of the public from speaking. Members of the public wishing to speak may request recognition from the presiding officer by raising his or her hand, and stepping to the podium when requested to do so.

Abate Meeting as City Council and Convene as Planning Commission- The council will convene as the Planning Commission for the purpose of considering and making a recommendation on Agenda Item 6A

- 5A. **Discuss and Consider Adopting Resolution No. 10-2014: A Resolution of the Planning Commission of the City of Colfax: (1) Certifying the Negative Declaration for Planning Application #TPM-03-13/Pinetop Estates; and (2) Approving an Application (#TPM-03-13) for the Purpose of Subdividing an existing 34.7 Acre Parcel into Four Lots.**

STAFF PRESENTATION: Gabe Armstrong, Director of Community Services

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 10-2014

Reconvene as City Council- The council will re-convene as the City Council for the remainder of the meeting.

- 5B. **Introduction and First Reading of Ordinance No. 524: An Ordinance Of The City Of Colfax Authorizing Collection Of Delinquent Sewer Service Charges On The Placer County Secured Tax Roll For Fiscal Year 2014-2015**

STAFF PRESENTATION: Laurie Van Groningen, Finance Director

RECOMMENDED ACTION: Introduce the proposed Ordinance by title only, conduct a Public Hearing and thereafter by Motion waive the first reading and Continue for Second Reading and Adoption at the June 11th Regularly Scheduled Council Meeting to be effective 30 days thereafter.

6) COUNCIL BUSINESS

- 6A. **Room Four, LLC, Parcel Map 01-11, a three lot parcel map splitting Assessor Parcel Number 100-230-035 consisting of existing occupied facilities containing Buzz-Thru-Joes, TJ's Roadhouse, and Colfax Motor Lodge.**

STAFF PRESENTATION: Jim Fletter, City Engineer

RECOMMENDATION: Adopt Resolution No. 11-2014 to approve Parcel Map 01-11 and accept the corresponding reciprocal easement agreement.

- 6B. **Cash Summary Report, April 30, 2014**

STAFF PRESENTATION: Mark Miller, City Manager

RECOMMENDATION: Receive and File

- 6C. **Contract amendment between the County of Placer, Office of the Sheriff-Coroner-Marshal and the City of Colfax providing the annual update to the costs for Fiscal Year 2014-2015.**

STAFF PRESENTATION: Mark Miller, City Manager

RECOMMENDATION: Adopt Resolution No. 12-2014

7) ADJOURNMENT

IN WITNESS THEREOF, I have hereunto set my hand and posted this agenda
at Colfax City Hall and Colfax Post Office.


Lorraine Cassidy, City Clerk

Administrative Remedies must be exhausted prior to action being initiated in a court of law. If you challenge City Council action in court, you may be limited to raising only those issues you or someone else raised at a public hearing described in this notice/agenda, or in written correspondence delivered to the City Clerk of the City of Colfax at, or prior to, said public hearing.



City of Colfax
City Council Minutes
Regular Meeting of Wednesday, May 14, 2014
City Hall Council Chambers
33 S. Main Street, Colfax CA

1 CALL REGULAR MEETING TO ORDER

The Regular Council meeting was called to order at 7:03 PM by Mayor Hesch.

- 1A. The Pledge of Allegiance was led by David Green, Commander of the Colfax Veterans of Foreign Wars.
- 1B. Roll Call:
Councilmembers present: Barkle, Douglass, Hesch, McKinney, and Parnham
- 1C. Approval of Agenda:
On a motion by Councilmember McKinney, seconded by Councilmember Barkle, the City Council approved the agenda.
AYES: Barkle, Douglass, Hesch, McKinney, Parnham
NOES:
ABSENT:

2 PRESENTATIONS

- 2A. **County Presentation on Proposed Beacon Hill - Public Safety Communication Tower Facility Project** - Dieter Wittenberg, Placer County IT Division Manager. This project includes the construction of a 140-180 foot tall lattice tower which will be used primarily for Emergency Medical Services (EMS) and Operations communication. The minimum height for the tower to function is 140 feet, if the trees at the site grow and begin to encroach on the effectiveness, then the tower is permitted to allow increasing the height in 20 foot increments up to 180 feet. The arborists indicate this would not be necessary for 20 years or more.

After Mr. Wittenberg's presentation, the council and public discussed the proposed tower. Points of discussion included (*County responses in italics*):

- Will it be possible to abandon and demolish the recently installed tower downtown since it will not be used for public safety? – *Staff will look into the feasibility of removing the tower downtown.*
- Could the tower be used for pagers, SCADA, or City radio communication? – *There is a possibility that it could be used for these functions.*
- The County and City will need to create an MOU to utilize the tower for City purposes – *Staff will coordinate with the County and bring an agreement back to Council for approval.*
- Is it possible to see the Arborist report created during the permitting process – *Yes, staff will obtain the report and pass it on to Council.*
- Will the tower be lit to protect air traffic? – *No, this is not required because the tower is less than 200 feet.*

2 B. Council/Public Budget Presentation - City Manager Mark Miller; Laurie Van Groningen, Finance Director

City Manager Miller gave an overview of the new budget for Fiscal Years 2014-2015 and 2015-2016 to give Council a “Big Picture” view and preliminary assumptions. This is a balanced budget with slight savings. Expenses are going up, primarily for salary increases per the Union Contract and expected benefits. In 2015, the City is required to perform a salary compensation study. Please note that wages for the City Manager and the Community Services Director have been reallocated to reflect the amount of time they each spend working on Water Treatment Plant Issues. This is a planning document and is designed to be flexible.

Council and City Manager Miller did a page by page review of the document to clarify or make suggestions. Council had several requests which will be included in the next draft.

Members of the public listed several budget priorities:

- Frank Klein, President of the Chamber of Commerce
Fix the potholes and streets, build a community pool, keep reserves on hand and look into holding events at the closed landfill area.
- Joan Bridgeman
Irrigation for the flagpole and landscape area downtown
- Jeannie Claxton, 285 Alpine Drive
Keep animal control contract as is, signs directing to the City Park and to the Sierra Vista Community Center, improve the sidewalks on S Auburn, become vocal proponents of the Grass Valley to Colfax bus route, move the caboose to another location and create a paved seating area in its place
*Mayor Hesch will take a petition from potential riders of the Grass Valley to Colfax bus route to PTCPA should the citizens create one.
Staff will look into an appropriate location for the caboose.*

3 CONSENT AGENDA

3A. Minutes City Council Meeting of April 9, 2014

Recommendation: Approve the Minutes of the Regular Meeting of April 9, 2014.

3B. Minutes City Council Meeting of April 23, 2014

Recommendation: Approve the Minutes of the Regular Meeting of April 23, 2014.

3C. Summary of Staff Research on Mink Creek Infrastructure

Recommendation: Receive and File

3D. Declaration of Election and Requesting Consolidation and Election Services by the County Clerk

Recommendation: Approve Resolution No. 08-2014 A Resolution of the City Council of the City of Colfax Declaring an Election be held in its Jurisdiction; Requesting the Board of Supervisors to Consolidate this Election with any other Election conducted on said Date; and requesting Election Services by the County Clerk.

3E. Summary of Per Capita Grant Research**Recommendation:** Receive and File

Items 3B, 3C and 3E were pulled for comments:

3B. Minutes City Council Meeting of April 23, 2014

Council directed staff regarding details and tone of the minutes but made no changes to the minutes

3C. Summary of Staff Research on Mink Creek Infrastructure

Councilmember McKinney requested another copy of the recent letter to the president of the Mink Creek HOA.

3E. Summary of Per Capita Grant Research

Council gave some recommendations of projects that may be appropriate for the Per Capita Energy Grant:

Automatic Door Closers for Depot and Chamber

Pumps for the Wastewater Treatment Plant at the appropriate size

Solar Mixer for the new Equalization Pond at Pond 1

Convert to solar energy for certain buildings

Use Grant funds in conjunction with PG&E funding to increase the scope of the project that would be possible

On a motion by Councilmember Barkle, seconded by Councilmember McKinney, the City Council approved the consent agenda.

AYES: Barkle, Douglass, Hesch, McKinney, Parnham

NOES:

ABSENT:

ABSTAIN: Parnham (Item 3B)

4. COUNCIL, STAFF AND OTHER REPORTS**4A Committee Reports and Informational Items – All Council Members**

Councilmember McKinney

- Bianchini Trust Board Meeting - Bianchini Board requests suggestions from the City of community projects to monies from the Trust. He requested that the topic be placed on the Agenda for discussion.

Councilmember Barkle

- Fire and Steel promises to be more family friendly this year
- Fundraiser was able to pay for a service dog for a young autistic citizen

Councilmember Parnham

- Requested postponing closed session until after May 28 meeting

Mayor Pro-tem Douglass

- Bianchini Board Meeting – appreciates Councilmember McKinney's leadership in ensuring that the Trust makes a difference
- Local Art Economic Development meeting – great ideas which may be useful in Colfax, also very important to utilize code enforcement to improve the local economy. The City needs a working Vision Statement for continuity.

Mayor Hesch

- Recognized professionalism of Sergeant Ty Conner and other emergency personnel during the Emergency Drill.
- Spring Green, Art Walk and National Train Day were all great events with good reports
- Placer County Transportation Planning Agency announced that the \$1.3 million Truck Route will be funded.
- Concerned about broken glass and general disrepair of Historic Hotel. The City may need to turn up pressure on property owners to get it fixed up.
- Consider moving irrigation to the flagpole landscaping up to high priority.

4C Additional Reports – Agency Partners

Sergeant Ty Conners, Colfax Sheriff Station Commander

- Returned today from participating in the Honor Guard for LAPD Funeral
- The new office should be opened by July 3rd.
- Kudos to the Fire Department for managing the paperwork for the MCI Drill in April

Fire Chief Paulus

- Insurance Office audited Colfax to set the insurance rates for Colfax real estate – results should be posted in 45 days
- Burn permits are currently required; there will be no burning after June 1st.
- Local Rainfall is 66% of normal; The Sierra snowpack is 0-30% of normal
- The House fire on So. Auburn was probably caused by an electrical short

Frank Klein, President of the Chamber of Commerce

- The Downtown Historic Business Assoc. will meet May 22 at 6:00 pm
- The July 3 Event is coming together – still no word if Fireworks will be allowed – the committee is looking into a laser show as an alternative

4B Operations Updates – City Staff

Community Services Director (CSD) Armstrong

- The Splash Park will open June 1; to save water, the water will run for 90 seconds per button push.

City Manager Miller

- Colfax High School student, Michael Wilson was selected California Scholar-Athlete of the Year. City Manager Miller requested, and Council agreed to announce this accomplishment on the electronic Billboard.
- Finance Director Van Groningen and City Manager Miller visited the County Treasurer-Tax Collector to pay the balance of the \$1.01 million dollar loan for the Pond 3 Project early, saving the City interest expense and expressed our appreciation for the loan.
- The Artwalk was a great event – City Manager Miller recognized efforts of Judi Cowart-Anderson who hosted the City Hall venue
- The PTCPA funds for the truck route will be a boost to the economy – thanks to the business owners who have committed to completing the privately funded part of the project.

- National Train Day was a successful event with 190 people visiting the depot.
- Delinquency letters for outstanding sewer account have been sent out – Citizens have until June 30 to pay before the balance goes on the tax roll.

5. PUBLIC COMMENT

Jeannie Claxton of 285 Alpine Drive,

- Complimented for City Manager Miller for allowing the Artwalk to include City Hall as a venue
- Please set up an Emergency Center for Cooling and Warming; the City needs a place with a generator to protect the citizens from outages.
- Approves that the City is now becoming pro-active rather than reactive.

6. PUBLIC HEARINGS

No public hearings were held.

7 COUNCIL BUSINESS

7A. **Cash Summary Report, March 31, 2014**

STAFF PRESENTATION: Mark Miller, City Manager; Laurie Van Groningen, Finance Director

RECOMMENDATION: Approve and File

On a motion by Councilmember Parnham, seconded by Councilmember McKinney, the City Council approved the cash summary report.

AYES: Barkle, Douglass, Hesch, McKinney, Parnham

NOES:

ABSENT:

7B. **Authorization to Apply for CalTrans Active Transportation Program Grant for N. Main Street Bike Route**

STAFF PRESENTATION: Mark Miller, City Manager

RECOMMENDATION: Approve Resolution No. 09-2014 A Resolution of the City Council of the City of Colfax Authorizing the City Manager to Apply for a Grant from the California Department of Transportation Active Transportation Grant Program for Implementation of a Bicycle Route on N. Main Street.

On a motion by Councilmember Barkle, seconded by Councilmember McKinney, the City Council approved Resolution No. 09-2014 A Resolution of the City Council of the City of Colfax Authorizing the City Manager to Apply for a Grant from the California Department of Transportation Active Transportation Grant Program for Implementation of a Bicycle Route on N. Main Street.

AYES: Barkle, Douglass, Hesch, McKinney, Parnham

NOES:

ABSENT:

- 7C. **Participation in Awards Programs at Colfax Elementary School**
RECOMMENDATION: Discuss Award programs initiated by previous Councils and request Councilmembers available to present awards.

Two awards programs were discussed. The Kiwanis awards will be presented by Councilmember Barkle and the Student Body Council Awards will be presented by Mayor Pro-tem Douglass.

On a motion by Councilmember McKinney, seconded by Councilmember Parnham, the City Council approved participation in the awards program.

AYES: Barkle, Douglass, Hesch, McKinney, Parnham

NOES:

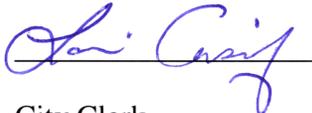
ABSENT:

8. **ADJOURNMENT**

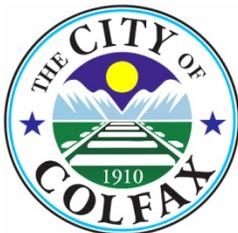
On a motion by Councilmember Parnham, seconded by Councilmember McKinney, City Council voted to adjourn. The meeting was adjourned at 10:26 PM.

Respectfully submitted to City Council this 28th day of May, 2014

Lorraine Cassidy



City Clerk



STAFF REPORT TO THE COLFAX CITY COUNCIL

FOR THE MAY 28, 2014 COUNCIL MEETING

**** CITY COUNCIL SITTING AS THE PLANNING COMMISSION ****

FROM: Brigit S. Barnes, Planning Director & City Land Use Attorney

PREPARED BY: Brigit S. Barnes, Planning Director & City Land Use Attorney
Jaenalyn Jarvis Killian, Planner

DATE: May 22, 2014

SUBJECT: Discuss and Consider Adopting Resolution No. 10-2014: A Resolution Of The Planning Commission Of The City Of Colfax: (1) Certifying The Negative Declaration For Planning Application #TPM-03-13/Pinetop Estates; and (2) Approving An Application (#TPM-03-13) For The Purpose Of Subdividing An Existing 34.7 Acre Parcel Into Four Lots

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RECOMMENDED ACTION: Adopt Resolution No. 10-2014

PUBLIC NOTICE: This hearing has been noticed in accordance with the requirements of California Planning and Zoning Law, Title 7, Chapter 65000, Government Code, as amended.

PROJECT SUMMARY:

Project Title: Pinetop Estates (#TPM-03-13)
Vesting Tentative Map-Parcel Map

Applicant: Jack Remington, Andregg Engineering

Owner: Eric R. Stauss/Pinetop Properties, LLC

Project Location: Iowa Hill Road & Grandview Way, Colfax, CA

Land Use (existing): Vacant

Assessor’s Parcel No: 101-170-013-000

Zoning District: RM-1 and R-1-10

GP Designation: Medium Density Residential

SURROUNDING LAND USES AND SETTING:

The subject vacant parcel is located on the corner of Iowa Hill Road and Grandview Way in Colfax. See Site Map attached to this Staff Report as **Attachment 1**. The property is bordered by residential apartments to the northwest, commercial uses to the west/southwest, and residential uses to the north, east and south. The subject parcel is bordered by Placer County property on all sides except the western boundary, which is Colfax property. The frontage road to the North (Iowa Hill Road) is a county-owned public road. The frontage road to the East (Grandview Way) is a private road located in the County.

PROJECT DESCRIPTION:

The proposed project is a minor land division (four-lot split) of a 34.7 acre undeveloped, residentially-zoned site. No development is proposed at this time. The proposed parcel areas vary in size from 3.2 acres to 15 acres. See proposed vesting tentative map-parcel map attached to this Staff Report as **Attachment 2**. Each of the four proposed parcels directly front an existing county public road on the North side and there are no major roadway or infrastructure improvements proposed. As proposed and conditioned, each parcel will have its own individual driveway access or shared access via an easement with an adjacent parcel, but the location of each driveway or easement has not been identified. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into the drainage easement via the proposed parcel map. Additionally, clarification regarding the existing zoning on the property is being considered as discussed further below in this Staff Report.

PROJECT ANALYSIS:

The subject site already has an “active” previously-approved subdivision map (known as the “Colfax Pines” project), which subdivided the site into 64 residential lots. The Colfax Pines project was originally approved in 1998. Based on a series of circumstances, including discretionary extensions granted by the City, California State Legislative extensions and a development moratorium due to a lack of sewer capacity, the Colfax Pines project has a current map expiration date of July 17, 2016. As conditioned, the approval of the new vesting tentative map-parcel map would rescind the original Colfax Pines subdivision map approval.

Vesting Tentative Map-Parcel Map

If approved, the “vesting” tentative map-parcel map would confer a vested right for the owner to proceed with development in substantial compliance with the ordinances, policies and standards in effect as of the date of approval, as described in Government Code Section 66474.2. These rights would expire one year after the recording date of the final map-parcel map.

Project Review by City Planning, Engineering, Building and Fire Departments

The proposed map and project description have been reviewed by the above City departments, whose conditions have been incorporated into the Draft Conditions of Approval, which are attached to this Staff Report as **Attachment 3**. A more detailed discussion of the Cal Fire requirements are described below under Environmental Analysis.

Project Review by Outside Agencies (Informal Consultation)

The proposed map and project description were submitted to all interested/affected outside agencies for informal consultation. Comments from agencies have either been addressed through the processing of the Project or have been included in the Draft Conditions of Approval (Attachment 3). Comments include the following:

- The Placer County Water Agency submitted comments regarding the requirements needed in order for PCWA to serve future development of the parcels with water;
- The Placer County Department of Public Works submitted comments regarding driveway locations and Iowa Hill frontage road design standards, especially as it relates to demonstrating adequate sight distance for each proposed driveway;
- Cal Fire submitted comments regarding fire protection requirements, including a requirement for fire road access; and
- The Placer County Air Pollution Control District submitted standard conditions of approval to be included.

Public Comments

A public comment was received on May 21, 2014 from a resident that lives adjacent to the subject site on Grandview Way. Grandview Way (which runs along the Northeast side of proposed Parcel 1) is a private road maintained by area property owners. The resident is concerned about access coming out onto Grandview Way. Staff has briefly conferred with the Applicant who confirms that access is planned from Iowa Hill Road. The issue of whether a condition to restrict all access from the proposed parcels via Iowa Hill Road has not been resolved at this time.

General Plan/Zoning Consistency

The General Plan designation for the subject property is medium density residential. The Project, as conditioned, is consistent with the General Plan. The project maintains the site's General Plan land use designation of medium density. No increase in development density beyond what was anticipated in the General Plan for the project site would occur.

The property currently has two different zoning designations as follows:

- R-1-10, which is single family residential/low density (2.25 du/acre), 10,000 square foot minimum lot size; and
- RM-1, which is multi-family residential/medium density (7 du/acre).

As part of the project, Planning Staff is requesting that the Planning Commission clarify the zoning by assigning the single family residential (R-1-10) zoning designation to resultant parcels 1 and 2 and the multi-family residential (RM-1) zoning to resultant parcels 3 and 4. The clarification will be included on the list of corrections for the City's Zoning Map Update project. It should be noted that the RM-1 zoning will entitle the owner of either of the designated parcels to develop the site as multi-family which is consistent with the apartment project immediately west of the site ("Pinetop Apartments").

ENVIRONMENTAL ANALYSIS:

Although in some cases a minor land division is exempt from the California Environmental Quality Act (CEQA), because the proposed project involves land with an average slope of greater than twenty percent (20%) and as proposed involves potential access issues flowing onto Iowa Hill Road, it did not qualify for the categorical exemption under CEQA Guideline 15315. Accordingly, the City of Colfax conducted an Initial Study to determine whether the project may have a significant adverse effect on the environment. The prior staff review of the parcel had anticipated development of the site using one centralized access road with internal driveways. The applicant's proposal assumes four separate driveways. Staff conducted its study and proposes its conditions based on the assumption of greatest possible impact: 4 driveways and development of the two RM-1 parcels as multi-family projects. On the basis of Staff's study, the City found that the proposed project, as conditioned, will not have a significant adverse effect on the environment, and will not require the preparation of an Environmental Impact Report. Therefore, a proposed Negative Declaration was prepared, which is attached to this Staff Report as **Attachment 4**.

The Negative Declaration analyzes the potential environmental impacts of the project across a wide range of impact areas: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology & Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation and Transportation and Traffic. The Negative Declaration determined that the project, as conditioned, would have a less-than-significant impact without the need for mitigation measures for all impact areas.

The Proposed Negative Declaration was circulated for public review for a period of at least 20 days (April 17, 2014 to May 7, 2014). The CEQA document was also posted on the City's website during that period.

Two comment letters were received from the following agencies: Placer County Department of Public Works ["DPW"] (request for modification of conditions of approval relating to potential driveway location/design and sight distance issues and request for additional environmental review if necessary due to modifications) and Placer County Health & Human Services ("no impacts"). Modifications addressing the DPW's comments regarding sight distance were made to the conditions of approval, which were reviewed and approved by DPW. The most recent revised DPW comment letter dated April 18, 2014 is attached to this Staff Report as **Attachment 5**. According to City Engineering staff, DPW has approved the specific language of Conditions 21 and 22, which explicitly requires the Applicant to identify the driveways, including compliance with DPW concerns for line of sight issues, as well as the City's Hillside Grading Ordinance, when it submits its final map for approval. If the driveways as then proposed cannot meet either of DPW's or City's concerns, then Applicant has agreed to provide a centralized access driveway up between the parcels, which will then through grant of internal driveway easements provide the necessary access for each parcel. In this manner, City is assured that the parcels as finally developed respond to DPW's concerns, and do not violate City's pre-existing Hillside Development Guidelines as such Guidelines may apply to access routes through the parcel

Cal Fire submitted comments during the project review phase and throughout the processing of the Project requiring standard fire protection measures, which have been incorporated as conditions in the Draft Conditions of Approval (Attachment 3). The measures are required to be implemented at different stages

of development. Cal Fire's initial proposal assumes roadway development along a central internal corridor as is scribed into the parcel based on dirt driveways show on the aerial map attached to this Staff Report as **Attachment 6**. As a result of City discussions with Cal Fire, Condition 35 has been added which allows the Applicant flexibility in locating the fire access road after preparation of the final map takes place, but assures construction of fire road access for the benefit of the proposed parcels connecting Iowa Hill Road to the Southern boundary line through Parcel 1 or 4. Condition 38(d) defers actual construction of the road to development of the first residence or multi-family parcel; and further requires that such road meet the Hillside Development Guidelines; then allowing City Engineering and Building staff to confirm compliance with City's pre-existing ordinances.

As stated above, the parcel also included a previously approved, but undefined multi-family (RM-1) zoning designation as shown on the City's most recent Zoning Map (reprint date: 2002), and as such, formal application of the designation of the two parcels does not require independent environmental review at this time, nor does the zoning designation require use permits as a condition of further development. As part of this parcel map process, the RM-1 multi-family residential zoning will be applied to resultant parcels 3 and 4. However, because the applicant has not identified whether these parcels are ultimately to be developed as multi-family, or identified access to these parcels, staff has included Condition No. 5 to assure that despite the vesting nature of this map, if either parcel is to be developed as multi-family, the City's Design Review Permit process may require traffic, geology/soils and hydrology/water quality reviews, together with any mitigation or fees as may be necessary, to assure that access for these parcels considers the substantially increased number of vehicle trips resulting from multi-family development; together with drainage and grading issues which must be specially addressed for such site development.

The Planning Commission must make the following findings under CEQA in its adoptive action:

- The Negative Declaration has been completed in compliance with CEQA;
- Based on the record (including the Initial Study and comments received), there is no substantial evidence that the project, as approved and conditioned, will have a significant effect on the environment; and
- The Negative Declaration reflects the City's independent judgment and analysis.

COMMITTEE RECOMMENDATION:

The proposed project was reviewed in detail with the Land Use Committee on May 21, 2014. The Land Use Committee recommends approval subject to the proposed Conditions of Approval (Attachment 3).

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends that the Planning Commission adopt the Proposed Resolution: (1) Certifying The Negative Declaration For Planning Application #TPM-03-13/Pinetop Estates; and (2) Approving An Application (#TPM-03-13) For The Purpose Of Subdividing An Existing 34.7 Acre Parcel Into Four Lots.

A Draft Resolution is attached to this Staff Report as **Attachment 7**.

RECOMMENDED FINDINGS:

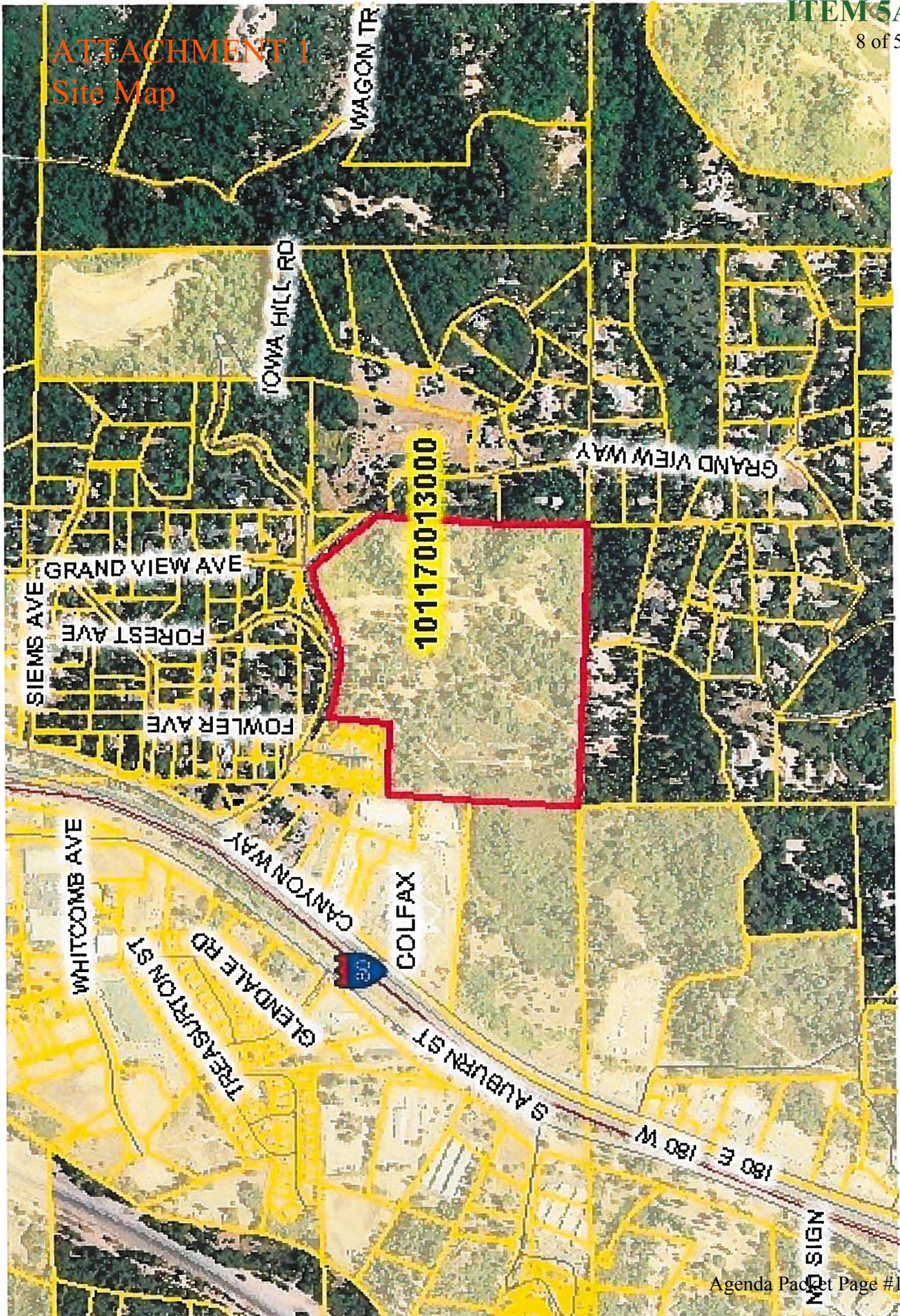
- A. Staff recommends the Commission make the following findings with regard to Certifying and Adopting the Negative Declaration for the Project:
1. Adopt the following findings relative to the environmental review of the project:
 - The Negative Declaration has been completed in compliance with CEQA;
 - Based on the record (including the Initial Study and comments received), there is no substantial evidence that the project will have a significant effect on the environment; and
 - The Negative Declaration reflects the City's independent judgment and analysis.
- B. Staff recommends the Commission make the following findings with regard to the Application (#TPM-03-13) For The Purpose Of Subdividing An Existing 34.7 Acre Parcel Into Four Lots:
1. The proposed map, as conditioned, is consistent with the General Plan and applicable zoning requirements.
 2. The design or improvement of the proposed subdivision, as conditioned, is consistent with development standards applicable to pre-approved projects.
 3. The site is physically suitable for the proposed type of development.
 4. The site is physically suitable for the proposed density of development.
 5. The design of the subdivision or the type of improvements, as conditioned, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 6. The design of the subdivision or the type of improvements, as conditioned, is not likely to cause serious health problems.
 7. The design of the subdivision or the type of improvements, as conditioned, will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision.

ATTACHMENTS:

- 1 - Site Map
- 2 - Proposed Vesting Tentative Map-Parcel Map
- 3 - Draft Conditions of Approval
- 4 - Negative Declaration
- 5 - Department of Public Works Comment Letter dated April 18, 2014
- 6 - Aerial Photograph of site
- 7 - Proposed Resolution

ALL PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL WITHIN 10 DAYS.
CONTACT CITY HALL FOR APPLICATION AND FILING FEE INFORMATION.

ATTACHMENT 1
Site Map



NO SIGS

ATTACHMENT 3

DRAFT CONDITIONS OF APPROVAL**#TPM-03-13 (PINETOP ESTATES)**

1. The vesting tentative map-parcel map (minor land division) is approved as shown on Attachment 1, and as conditioned or modified below.
2. The vesting tentative map-parcel map shall be valid for a period of two (2) years from the date of approval (Estimated Expiration Date: May 28, 2016). Prior to said expiration date, the applicant may apply for, and the City may grant, an extension of time for up to one year from May 28, 2016.
3. The vesting tentative map-parcel map confers a vested right to proceed with development in substantial compliance with the ordinances, policies and standards effective as of the date of approval, as described in Government Code Section 66474.2 subject to the terms and conditions of this Approval. These rights shall expire one year after the recording date of the final map-parcel map.
4. The subject site currently has a valid previously-approved tentative subdivision map associated with it (commonly known as the “Colfax Pines” project), which subdivided the site into 64 residential lots. The Colfax Pines project was originally approved on September 17, 1998 and has a current map expiration date of July 17, 2016, due to various extensions. As a condition of this vesting tentative map-parcel map approval, the City and Owner agree to rescind the original 1998 Colfax Pines tentative subdivision map approval.
5. In addition to the Hillside Grading Guidelines and other city Ordinances in effect at the time of this approval, if either of the multi-family parcels is to be developed as multi-family, the following site specific impacts shall be evaluated as part of the City’s Design Review Permit process: traffic, geology/soils and hydrology/water quality. Any mitigation and/or fees required by the City and County must be complied with to the satisfaction of said agencies.
6. On the Final Map, a note shall be provided as follows: Development of any of the parcels shown on this map is subject to Owner Compliance with those Conditions of Approval adopted by resolution during the May 28, 2014 approval hearing for the vesting tentative map-parcel map.

PUBLIC WORKS, CITY ENGINEERING AND PLACER COUNTY CONDITIONSGeneral Conditions

7. The applicant shall prepare and submit to the City a Parcel Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Colfax Municipal Code. The following shall be submitted to the City Engineer for plan checking of the parcel map prepared by a licensed surveyor or civil engineer registered in California as appropriate: Three (3) copies of the PM with closure calculations (required for the boundary, right-of-way and centerlines, blocks, lots, easements, monument lines

and other as required by the City Engineer); preliminary title report prepared within three months of submittal for checking (this shall include any and all off-site easements for this property and project); One (1) copy of all maps, documents, and information used or referenced on the TPM; and Map check fees.

8. Future development of each parcel shall construct all public improvements as required by the approving-body, and all improvement plans shall be reviewed and approved by the City Engineer and County Public Works Department.
9. With the Parcel Map, all easements and reciprocal use agreements between parcels shall be recorded against the parcels, for construction, use and maintenance of any shared private infrastructure, reciprocal storm drainage maintenance areas or landscaping.
10. All grading and improvements shall be designed in conformance with the City of Colfax Standards, City's Hillside Development Guidelines, Placer County Water Agency Standards, Placer County Land Development Manual, and Placer County Storm Water Management Manual.
11. If any of the four parcels are to be developed, each parcel shall be connected to Placer County Water Agency and City Sanitary Sewer.
12. If any of the four parcels are to be developed, no grading shall be permitted without a Grading Permit.
13. Development of each parcel will require payment of applicable planning, engineering and development impact fees.
14. If any of the four parcels are to be developed, on-site improvements for each parcel shall be reviewed and approved by the City, and other applicable agencies, prior to issuance of any building permits for that parcel.
15. Upon a finding by the City Engineer that all items are in order, the applicant shall provide to the City Engineer the original documents required for recording and any additional City map and plan check fees that are in excess of the base deposit payable to the City prior to recording.
16. The applicant will be responsible for any recording fees applicable at the time of recording and shall have a representative present when the City Engineer or his authorized representative presents the parcel map to the County for recording. The City will not pay or be responsible for any recording or document fees.
17. A note shall be placed on the Final Map, "No work shall be performed on any parcel without first checking with the City of Colfax and having an approved grading or building permit for the respective lot by the City."
18. A note shall be placed on the Final Map, "Connection to the public water is not guaranteed and is subject to the availability of capacity and agency requirements at the time of building permit application."

19. On the Final Map, a note shall be provided as follows: “No building is proposed with this minor subdivision. Development of the parcels is subject to the Colfax Subdivision Ordinance, Title 16.”
20. On the Final Map, a note shall be provided as follows: “No site grading is proposed with this minor subdivision. Development of the parcels is subject to the Colfax Grading Ordinance, Chapter 15.30.”

Street Improvements

21. Placer County Code Section 16.20.200 C.3.g. requires minor land divisions to construct improvements to a County maintained roadway in accordance with the Plate R-17 standard. This Plate requires that each new proposed driveway encroachment demonstrate that adequate driver sight distance can be provided as well as paved radii and transitions. The current Placer County design speed for Iowa Hill Road is 35 mph.
22. Driveway access has not been specifically shown on the Tentative Parcel Map. Prior to approval of the Final Parcel Map (FPM), the applicant shall demonstrate that the entire frontage of each parcel along Iowa Hill Road meet Placer County Standards and the immediate condition above to the satisfaction of the City and the County. If the Standards or the said condition cannot be met then the applicant shall provide for one or more driveways on the FPM that meet County Standards and said condition. Any parcel on the FPM that does not provide for driveway access directly to Iowa Hill Road shall have access created through one or more of the parcels based on an approved access location or locations as determined by Placer County. Written confirmation from Placer County of approved access locations shall be obtained by the applicant and provided to the City prior to FPM approval. Said parcels shall have private access easement(s) shown on the FPM or a private access agreement shall be recorded with the FPM that allows access to said parcels through those parcels necessary to access the driveway(s) shown on the FPM.
23. An Encroachment Permit is required for any work within the Placer County right-of-way. Improvement plans will be required for review and approval by the Placer County Engineering and Surveying Division and the Department of Public Works for proposed road encroachment(s) prior to Encroachment Permit issuance.
24. A twenty (20) foot landscape easement shall be provided with the Final Map along the property line on Iowa Hill Road and offered for dedication.
25. Design of full frontage improvements, in accordance with the City’s Design and Improvement Standards in Chapter 16.56 of the City Municipal Code, across all subdivision parcels on Iowa Hill Road shall be required with the development of the first parcel, including that of a single-family residence. Design shall provide connection to existing improvements west of the subdivision.
26. Construction of full frontage improvements across each parcel shall be made with development of each parcel, in accordance with the approved design required in the immediate condition above.

Drainage Improvements

27. The applicant shall be required to record a reciprocal storm drainage maintenance agreement against Parcels 1, 2, 3 and 4 for the operation and maintenance of storm drainage and storm water run-off associated with the parcels, at the time of recording of the Parcel Map.
28. Drainage easements shall be provided on the Final Map for all major on and offsite drainage sources that flow through each parcel.

Water Improvements (Placer County Water Agency)

29. There is currently no PCWA service to the parcels. Water can be made available from the Agency's treated water main in Iowa Hill Road; however, this water main does not front the originating parcel (101-170-013). In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges. The Agency does not reserve water for prospective customers. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency. All water availability is subject to these limitations and the prior use by existing customers.

FIRE DEPARTMENT

30. This project is within Colfax City Fire Department/CAL FIRE jurisdiction (Jurisdiction). Plan review and inspection will be conducted by the Placer County Fire Protection Planning Department under contract with Colfax City.
31. Security gates shall be provided with Jurisdiction access to locks or switches. Driveway gates that may hamper Jurisdiction access shall be approved by the Jurisdiction office.
32. Building numbers shall be visible from the access street or road fronting the property, clearly visible from both directions of travel on the road/street. Said numbers shall be a minimum 3 inch letter height, 3/8 inch stroke, reflectorized, and contrast with their background.
33. All driveways shall comply with the requirements of PRC 4290 and 2013 California Fire Code.
34. Defensible Space Standards shall be met pursuant to PRC 4291.
35. A private 20-foot fire road easement for the purpose of providing emergency access through the properties between Iowa Hill Road and the existing gate on the south property line of Parcel 1 or 4, shall be provided on the Final Parcel Map. Said gate is not shown on the Tentative Parcel Map. The location of the gate shall be shown on the Final Parcel Map. The location of the fire road easement may be revised subsequent to the

recording of the Parcel Map and any such change shall be approved in writing by an authorized agent of the Jurisdiction.

36. If construction and maintenance of the fire road will be shared between parcel owners then a reciprocal agreement, approved by the City and the Jurisdiction, shall be recorded with the Final Parcel Map.
37. Establish a 100 foot fuel break from the City boundary to meet the intent of PRC 4291.
38. With the development of the first multi-family residence, multiple single family residence on one parcel (if allowed) or subdividing of any parcel, the follow shall apply:
 - (a) Per prior conditions, any development requires connection to PCWA water system. Provide fire protection in accordance with State, City, PCWA and Jurisdiction standards to the satisfaction of these agencies. Fire hydrants meeting fire flow requirements shall be provided. Fire protection from other sources will not be allowed unless permitted as backup or augmentation to PCWA water supply.
 - (b) For those parcels 2.5 acres or greater, road standards shall meet PRC 4290 criteria.
 - (c) Subdividing of any parcel to less than 2.5 acres, and/or multi-family developments, roads shall be all weather, all season (paved).
 - (d) The private 20-foot fire road easement recorded with the Final Parcel Map, in compliance with the Hillside Grading Guidelines, shall be constructed in its entirety. The road shall be capable of carrying 40,000 lb. vehicular loads and shall be approved by the Jurisdiction prior to construction.

PLACER COUNTY AIR POLLUTION CONTROL DISTRICT

39. Applicant shall submit a Dust Control Plan to the District, which must be approved by the District prior to the commencement of ground disturbance when construction activity exceeds one (1) acre. The District also requires the following Construction-related District Rules and Regulations be listed as standard notes on subsequent grading or improvement plans:
 - (a) Prior to approval of Grading or Improvement Plans (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District. The applicant shall not break ground prior to receiving District approval, of the Construction Emission/Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.
 - (b) Include the following standard note on the Grading Plan or Improvement Plans, or as an attached form: The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the

heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction equipment. If any new equipment is added after submission of the inventory, the prime contractor shall contact the district prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name and phone number of the property owner, project manager and on-site foreman.

40. Applicant shall incorporate the Construction-related District Rules and Regulations attached hereto as standard notes, or as an attachment to all subsequent Grading/Improvement Plans associated with the approval of the Project.
41. In accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.
42. Wood burning or pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.

STANDARD CONDITIONS

43. All applicable impact fees shall be paid prior to the issuance of any building permit associated with these parcels.
44. The Vested Tentative Map, if approved, assures that the applicant can construct according to the local ordinances already adopted at the time of approval for a period of one year after the recording date of the final map-parcel map.. However, the City of Colfax has no control over amendments of County or Agency ordinances, or amendment to state statutes. The applicant shall ensure that this project is constructed and completed in accordance with all local, state and federal regulations, including obtaining any other permits that may be required by other governing bodies for this project.
45. The owner or occupant of each residence associated with these parcels shall subscribe to weekly mandatory refuse collection service from the refuse collection franchise holder and shall pay such sewer fees as established by the City.
46. Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 of the Fish and Game Code, the approval of this Vesting Tentative Map shall not be considered final unless the current Fish and Game filing fee is paid. Without the appropriate fee, the Notice of Determination is not operative, and shall not be accepted by the County Clerk. The Notice of Determination is required to be filed within five (5) days of project approval.

47. Development of each parcel shall comply with the City's Tree Preservation Guidelines and Hillside Grading Guidelines.
48. If, during any construction associated with these parcels, any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit and remain onsite for the duration of project completion. The City and the Placer County Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner, the Native American Heritage Commission and the City must all be contacted. Work in the area may only proceed after authorization is granted by the City Planning Director. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.
49. The City's Fee Schedule and terms are incorporated as part of this approval. Applicant is aware that City charges based on actual cost and that outstanding planning application fees, engineering, and building plan check fees must be paid in full within 30 days of receipt of invoices. If the deposit(s) with the City for this project become(s) depleted and there is still work to be done, additional deposits shall be paid prior to any additional work being performed by the City on the project.
50. Indemnification of the City/Attorney's fees for Enforcement.
- (a) The applicant/developer agrees as a condition of approval/entitlement to defend, indemnify, and hold harmless the City and its agents, officers, employees, consultants, and volunteers from any claim, action, lawsuit or proceeding arising out the City's processing of this application, related permits and approvals and any improvements approved by City. Applicant agrees that City shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's obligations to indemnify and reimburse for actual defense costs.
- (b) In the event the City initiates proceedings against the applicant/developer regarding non-compliance with law or these conditions or any related approvals, the applicant shall reimburse the City for any and all court costs and attorney's fees as a result of any such action. Failure to reimburse the City within 30 days of receipt of invoices or establish a contractual payment schedule may result in the City placing lien against the subdivision property in accordance with the tax assessor's process and procedures or other legal authority; and shall include costs of the lien process.

Approved and agreed to: _____
Owner Initials

**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION
UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

APRIL 17, 2014

NOTICE IS HEREBY GIVEN pursuant to California Public Resources Code Section 21092 and CEQA Guidelines Section 15072 that the City of Colfax has prepared and proposes to adopt a Negative Declaration in connection with the project described in this notice.

PROJECT TITLE: Pinetop Estates (#TPM-03-13)

PROJECT LOCATION: Iowa Hill Road & Grand View Way, Colfax, Placer County, California

PROJECT DESCRIPTION: #TPM-03-13/Pinetop Estates. The proposed project is a minor land division for a 35+ acre undeveloped residentially zoned site. The proposed parcel areas vary in size from 3.2 acres to 15 acres. Each of the four proposed parcels directly front existing public roads and there are no major roadway or infrastructure improvements proposed. Each parcel will have its own individual driveway access. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into the drainage easement via the proposed parcel map. Additionally, the City will process a zoning amendment to correct inadvertent designation of two different zoning districts on one parcel (APN 101-170-013-000 – the originating parcel that is the subject of this parcel map application). The originating parcel contains both R-1-10 (single family residential) and RM-1 (multi-family residential) zoning designations. The amendment will re-designate the zoning on proposed parcels 1 and 2 as R-1-10 and re-designate the zoning on proposed parcels 3 and 4 as RM-1 to properly follow resultant parcel boundary lines.

A copy of the draft Negative Declaration will be available for review at the City of Colfax Planning Department located at 33 S. Main Street, Colfax, CA 95713 during normal public business hours. It is also accessible to the public by visiting www.colfax-ca.gov under the page “Reports & Documents.”

Written Comments on the Negative Declaration must be addressed to the City of Colfax Planning Department, P.O. Box 702, Colfax, CA 95713. The public review period begins **April 17, 2014**. All comments must be received by 5:00 p.m. on **May 7, 2014**.

The Public Hearing on this project is anticipated to be held on May 14, 2014 at City Hall, located at 33 S. Main Street, Colfax, CA.

Contact: City of Colfax Planning Department (530) 346-2313

CITY OF COLFAX

PROPOSED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act, the City of Colfax has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the City finds that the proposed project will not have a significant adverse effect on the environment and will not require the preparation of an Environmental Impact Report. Therefore, this Negative Declaration has been prepared.

LEAD AGENCY: City of Colfax
33 S. Main Street
Colfax, CA 95713

Contact: Planning Department (530) 346-2313

PROJECT APPLICANT: Jack Remington
Andregg Geomatics
11661 Blocker Drive, Suite 200
Auburn, CA 95603

Contact: Jack Remington (530) 885-7072

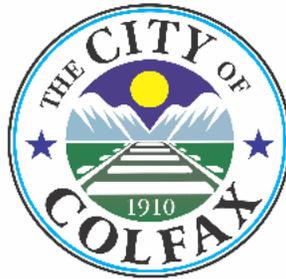
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REVIEW PERIOD: April 17, 2014 to May 7, 2014

Initial Study

PINETOP ESTATES (#TPM-03-13)
VESTING TENTATIVE MAP-PARCEL MAP



JANUARY 2014

Prepared by:

CITY OF COLFAX PLANNING DEPARTMENT

TABLE OF CONTENTS

A. BACKGROUND 1

B. SOURCES..... 2

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED..... 2

D. DETERMINATION 3

E. BACKGROUND AND INTRODUCTION..... 5

F. PROJECT DESCRIPTION 5

G. ENVIRONMENTAL CHECKLIST 6

I. AESTHETICS.7

II. AGRICULTURE & FORESTRY RESOURCES.....7

III. AIR QUALITY.....8

IV. BIOLOGICAL RESOURCES.11

V. CULTURAL RESOURCES.....12

VI. GEOLOGY AND SOILS.14

VII. GREENHOUSE GAS EMISSIONS.....15

VIII. HAZARDS AND HAZARDOUS MATERIALS.....17

IX. HYDROLOGY AND WATER QUALITY.19

X. LAND USE AND PLANNING.20

XI. MINERAL RESOURCES.....21

XII. NOISE.....22

XIII. POPULATION AND HOUSING.23

XIV. PUBLIC SERVICES.23

XV. RECREATION.....25

XVI. TRANSPORTATION AND CIRCULATION.....26

XVII. UTILITIES AND SERVICE SYSTEMS.....27

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.....29

INITIAL STUDY

January 2014

A. BACKGROUND

- 1. Project Title: Pinetop Estates (#TPM-03-13)
Vesting Tentative Map-Parcel Map

- 2. Lead Agency Name and Address: City of Colfax
P.O. Box 702
33 S. Main Street
Colfax, CA 95713

- 3. Contact Person and Phone Number: Brigit S. Barnes, Planning Director
(530) 346-2313
planning@colfax-ca.gov

- 4. Project Location: City of Colfax

- 5. Project Applicant’s Name and Address: Jack Remington
Andregg Engineering
11661 Blocker Drive
Auburn, CA 95603

- 6. Project Owner’s Name and Address: Eric R. Stauss
9724 Wedgewood Place
Granite Bay, CA 95746-6711

- 7. General Plan Designation: Medium Density Residential

- 8. Existing Zoning: RM-1 and R-1-10

- 9. Proposed Zoning: RM-1 and R-1-10

10. Project Description Summary: The proposed project is a minor land division for a 35+ acre undeveloped residentially zoned site. The proposed parcel areas vary in size from 3.2 acres to 15 acres. Each of the four proposed parcels directly front existing public roads and there are no major roadway or infrastructure improvements proposed. Each parcel will have its own individual driveway access. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into the drainage easement via the proposed parcel map. Additionally, the City will process a zoning amendment to correct inadvertent designation of two different zoning districts on one parcel (APN 101-170-013-000 – the originating parcel that is the subject of this parcel map application). The originating parcel contains both R-1-10 (single family residential) and RM-1 (multi-family residential) zoning designations. The amendment will re-designate the zoning on proposed parcels 1 and 2 as R-1-10 and re-designate the zoning on proposed parcels 3 and 4 as RM-1 to properly follow resultant parcel boundary lines.

B. SOURCES

The following are referenced information sources utilized by this analysis:

1. City of Colfax, City of Colfax General Plan, September 1998.
2. City of Colfax, City of Colfax Municipal Code (current edition).
3. National Register of Historic Places/State Historic Preservation Office, December 2013.
4. Placer County Sheriff’s Office, Sergeant Ty Conners, December 2013.
5. City of Colfax Fire Department, Fire Marshal Brad Albertzazzi, December 2013.
6. California Department of Forestry and Fire Protection, Fire Chief Chris Paulus, December 2013; April 2014.
7. City Clerk’s Office, December 2013 and April 2014.
8. County of Placer, County of Placer General Plan, August 1994.
9. California Department of Conservation Important Farmland Map for Placer County 2010.
10. Official Maps (Alquist-Priolo Earthquake Fault Zones), California Department of Conservation Geological Survey, December 2010.
11. Hazardous Waste and Substances Sites (Cortese) List, DTSC, 2013.
12. FEMA FIRM, Map Number 06061C0125F.
13. USGS, Mineral Resources Spatial Data, December 2013.
14. California Air Resources Board website resources, December 2013.
15. USEPA website resources December 2013.
16. City of Colfax Sewer Evaluation and Capacity Assurance Plan, Ponticello Enterprises, July 2010

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

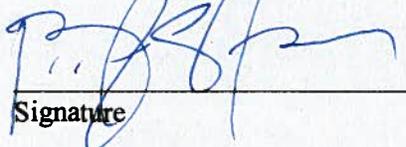
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

D. DETERMINATION

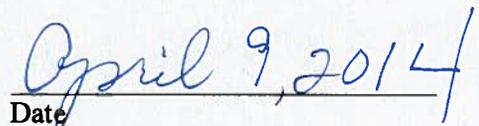
On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Brigit S. Barnes, Planning Director
Printed Name



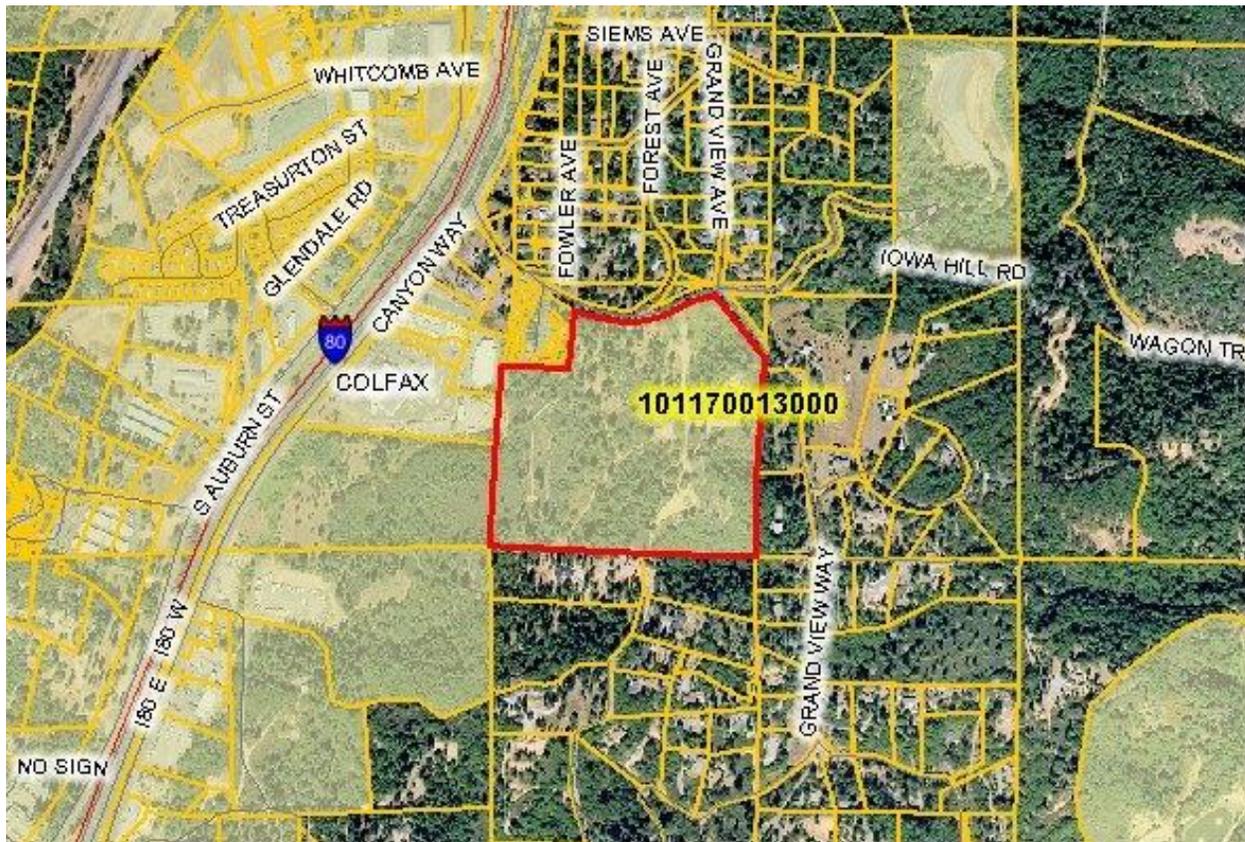
Date

City of Colfax
For

Figure 1
Regional Location Map



Figure 2
Project Location Map



E. BACKGROUND AND INTRODUCTION

The City received an application to divide real property located on the Southwest corner of Iowa Hill Road and Grandview Way (Assessor's Parcel No. 101-170-013-000) in the City of Colfax, Placer County, California. The subject parcel is bordered by residential apartments to the northwest, commercial uses to the west/southwest, and residential uses to the north, east and south. The subject parcel is bordered by Placer County property on all sides except the western boundary which is Colfax property.

F. PROJECT DESCRIPTION

The proposed project is a minor land division for a 35+ acre undeveloped residentially zoned site. The proposed parcel areas vary in size from 3.2 acres to 15 acres. Each of the four proposed parcels directly front existing public roads and there are no major roadway or infrastructure improvements proposed. Each parcel will have its own individual driveway access. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into the drainage easement via the proposed parcel map. Additionally, the City will process a zoning amendment to correct inadvertent designation of two different zoning districts on one parcel (APN 101-170-013-000 – the originating parcel that is the subject of this parcel map application). The originating parcel contains both R-1-10 (single family residential) and RM-1 (multi-family residential) zoning designations. The amendment will re-designate the zoning on proposed parcels 1 and 2 as R-1-10 and re-designate the zoning on proposed parcels 3 and 4 as RM-1 to properly follow resultant parcel boundary lines.

G. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant Unless Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The City of Colfax is located in Placer County near Interstate 80 in the Sierra Nevada Mountain Range. The core of Colfax consists of residential, commercial, and industrial uses. The area surrounding the City of Colfax primarily consists of rural undeveloped land. The Bear River runs along the northwestern edge of Colfax and the North Fork of the American River is located beyond the Colfax City Limits towards the southeast. State Highway 174, which runs through the City, has not been identified as a State scenic highway. The subject property is surrounded by existing commercial and multi-family buildings to the West, and existing and/or vacant residential uses to the North, East and South.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific impacts relating to aesthetics is not possible. Future development applications submitted for the parcels would be required to comply with the City’s development standards and would be subject to applicable, site-specific environmental review, which would ensure that impacts relating to aesthetics are minimized. In addition, future projects would be subject to applicable building, design, landscaping, and lighting requirements found in the Municipal Code of the City of Colfax. City regulations regarding aesthetics include, but are not limited to, the following: Section 16.56, regarding design and improvement standards for subdivisions; Title 17, Chapter 17.72, regarding residential zones; and Title 17, Chapter 17.116, regarding design guidelines. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts relating to aesthetics are *less-than-significant*.

II. AGRICULTURE & FORESTRY RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURE & FORESTRY RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

There are no areas in or adjacent to the City that are mapped as Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland). [California Department of Conservation Important Farmland Map for Placer County, 2010]. Williamson Act contract lands do not exist within the Colfax City Limits. The subject property is not zoned agricultural use. The City has no land that is zoned for Timberland Production (TPZ). [Fire Chief Paulus, December 2013]

Impact Analysis

The Project does not propose the rezoning of any forest land or timberland. The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific impacts regarding loss or conversion of or other impacts to forest land [as defined in Public Resources Code section 12220(g)] is not possible. Future development applications submitted for the parcels would be required to comply with the City’s development standards and would be subject to applicable, site-specific environmental review, which would ensure that impacts to agriculture and forestry resources are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to agriculture and forestry resources are *less-than-significant*.

III. AIR QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

III. AIR QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The City of Colfax is located within the Mountain County Air Basin (MCAB), which is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD), and experiences most of its air quality impacts from pass through traffic along I-80 and CA-174. The MCAB consists of the eastern two-thirds of Placer County and lies between the Sierra Nevada Mountain Range and the Sacramento Valley. The MCAB is designated as nonattainment for federal and state ozone (O3) standards, and nonattainment for the state particulate matter standard (PMIO).

The air quality management agencies of direct importance in Placer County are the U.S. Environmental Protection Agency (USEPA), the California Air Resources Board (ARB), and the Placer County Air Pollution Control District (PCAPCD). The EPA has established national ambient air quality standards (NAAQS) for which the ARB and the PCAPCD have primary implementation responsibility. The ARB and the PCAPCD are also responsible for ensuring that the California ambient air quality standards (CAAQS) are met. PCAPCD manages air quality in the Placer County portion of the MCAB; it has jurisdiction over air quality issues in the county and administers air quality regulations developed at the federal, state, and local levels. It is also responsible for implementing strategies for air quality improvement and recommending mitigation measures for new growth and development. State and federal standards for a variety of pollutants are summarized in **Appendix AIR-I**.

Area Pollutants

State and federal criteria pollutant emission standards have been established for six pollutants: carbon monoxide (CO), ozone, particulate matter (particulate matter of less than 10 microns in diameter [PMIO] and particulate matter less than 2.5 microns in diameter [PM2.5]), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead. The pollutants of greatest concern in the MCAB are ozone, particulate matter, and CO. Carbon dioxide (CO2) and toxic air contaminates (TACs) also affect climate change and human health, respectively, but no state or federal ambient air quality standards exist for these pollutants.

- **Ozone:** Ozone is a respiratory irritant and an oxidant that can cause substantial damage to vegetation and other materials. Ozone is not emitted directly into the air, but is formed by a photochemical reaction in the atmosphere. Ozone precursors, called reactive organic gases (ROG), and oxides of nitrogen (NOX) react in the atmosphere in the presence of sunlight to form ozone. Ozone is primarily a summer air pollution problem, and high ozone levels often occur downwind of the emission source. Ozone conditions in Placer County result from a combination of locally generated emissions and transported emissions.
- **Inhalable Particulate Matter:** The federal and state ambient air quality standard for particulate matter applies to two classes of particulates: PM10 and PM2.5. Health concerns associated with suspended particulate matter focus on those particles small enough to reach the lungs when inhaled. Particulates also reduce visibility and corrode materials. Sources of PM10 in the

MCAB are both rural and urban, and include agricultural burning, discing of agricultural fields, industrial emissions, dust suspended by vehicle traffic, and secondary aerosols formed by reactions in the atmosphere.

- **Carbon Monoxide:** Carbon monoxide is a public health concern because it combines readily with hemoglobin and reduces the amount of oxygen transported in the bloodstream. Motor vehicles are the dominant source of CO emissions in most areas. High CO levels develop primarily during winter, when periods of light winds combine with the formation of ground-level temperature inversions (typically from the evening through early morning). These conditions result in reduced dispersion of vehicle emissions. Motor vehicles also exhibit increased CO emission rates at low air temperatures.
- **Carbon Dioxide:** Carbon dioxide is an anthropogenic greenhouse gas (GHG) and accounts for more than 75% of all anthropogenic GHG emissions. Its long atmospheric lifetime (on the order of decades to centuries) ensures that atmospheric concentrations of CO₂ will remain elevated for decades. Increasing CO₂ concentrations in the atmosphere are primarily a result of emissions from the burning of fossil fuels, gas flaring, cement production, and land use changes.
- **Mobile Source Air Toxics/Toxic Air Contaminants:** Toxic air contaminants (TACs) are pollutants that may result in an increase in mortality or serious illness, or that may pose a present or potential hazard to human health. ARB identified particulate matter from diesel-fueled engines as a TAC, which is estimated to be responsible for about 70% of the total ambient air toxics risk (California Air Resources Board 2002).

Monitoring Data

Ozone concentrations are measured at a local monitoring station in the City of Colfax. The monitoring station for Colfax is located at 33 South Main Street. A review of the Colfax monitoring station for the year 2012 (the last year that complete data is available) shows that the monitoring station has experienced 1 violation of the state 1-hour ozone standard, 7 violations of the federal 8-hour ozone standard and 16 violations of the state 8-hour ozone standard during 2012.

Attainment Status

If monitored pollutant concentrations meet state or federal standards over a designated period of time, the area is classified as being in attainment for that pollutant. If monitored pollutant concentrations violate the standards, the area is considered a nonattainment area for that pollutant. If data are insufficient to determine whether a pollutant is violating the standard, the area is designated as unclassified. The USEPA has designated Placer County as a nonattainment area for the 8 hour ozone standard (USEPA April 2012). The USEPA has designated Placer County as a non-attainment area for the PM_{2.5} standard (USEPA October 2009). The California ARB has designated Placer County as a nonattainment area for ozone and PM₁₀ standards (ARB February 2012). For the CO and PM_{2.5} standards, the California ARB has designated Placer County as unclassified (ARB February 2012). The PCAPCD has an adopted emission thresholds of 82 pounds per day for ROG, NO_x, and PM₁₀.

PCAPCD Adopted Rules

The PCAPCD has adopted a number of District Rules that apply to both the construction and operational phases of any given proposed project. A project's conditions of approval include a condition requiring compliance with PCAPCD's rules, as applicable.

Impact Analysis

There are no sensitive receptors (such as a school, day care center or senior living facility) located within the vicinity of the proposed project area. Therefore, there is no impact to sensitive receptors. The

proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific air quality impacts is not possible. The Placer County Air Pollution Control District is requiring that their standard conditions of approval be included for this project relating to construction and operation-related air quality impacts, although no development is proposed at this time. Future development applications submitted for the parcels would be required to comply with federal, State, and local air quality standards and be consistent with the goals, policies, and standards established within the General Plan that are intended to protect air quality. Future development applications submitted for the parcels would also be subject to applicable, site-specific environmental review, which would ensure that impacts to air quality are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to air quality are *less-than-significant*.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Habitat types within the City of Colfax include chaparral and shrub communities, woodland communities, conifer forest communities, and sierra mixed conifer forest. Under the tree canopy are scrub-oak, manzanita, deer brush, and a variety of herbs and grasses. The natural vegetation supports various wildlife including, but not limited to, California quail, gray fox, mule deer, California thrasher, western rattlesnake, brush rabbit, dusk-footed wood rat, western gray squirrel, California ground squirrel, bobcat,

raccoon, scrub jay, golden mantled ground squirrel, and mountain lion. State or federally listed rare or endangered animal species are not known to exist in the City, or the City’s Sphere of Influence (See Natural Environment Element, 6.2-6.3). The City of Colfax does not have an adopted Habitat Conservation Plan.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific impacts to biological resources is not possible. Although the subject property contains many trees, there are no trees proposed to be removed at this time, as no development of the site is being proposed. Future development applications submitted for the parcels would be required to comply with the City’s development policies and standards that are intended to protect biological resources (such as the City’s Tree Preservation Guidelines) and would be subject to applicable, site-specific environmental review, which would ensure that impacts to biological resources are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to biological resources are *less-than-significant*.

V. CULTURAL RESOURCES.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

Colfax is located off of Interstate 80 in Placer County, California, near the City of Auburn. During the prehistoric period the Maidu and the Miwok Native Americans lived in the Colfax area. Whether the Native Americans had permanent settlements located in what is present day Colfax is undetermined; however, all new construction is monitored by an archeological expert, in case prehistoric artifacts are uncovered. The history of Colfax began in a little valley just below Colfax on the southern side of the Southern Pacific Railroad. Along a bend in the valley known as Alder Grove, miners first congregated as early as the spring of 1849. The area became the distributing point of supplies for all of the surrounding mining camps. As a commercial area, Alder Grove ranked with Dry Diggings (Auburn) until late in the fall of 1849, when fear of a harsh winter in the upper canyon area discouraged winter trading activity. The site for the town, today known as Colfax, was laid out by the Central Pacific Railroad in 1865. The City of Colfax was incorporated in 1910.

Cultural resources are places, structures, or objects that are important for scientific, historic, and/or religious reasons to cultures, communities, groups, or individuals. Cultural resources include historic and prehistoric archaeological sites, architectural remains, engineering structures, and artifacts that provide evidence of past human activity. They also include places, resources, or items of importance in the traditions of societies and religions.

CEQA Guidelines Section 15064.5 define historic resources as any object, building, structure, site, area, place, record, manuscript or other resource listed or determined to be eligible for listing by the State

Historical Resources Commission, a local register of historic resources, or the lead agency. Generally a resource is considered to be “historically significant” if the resource meets one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Is associated with the lives of important persons in the past;
- Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

Approximately 19 historic sites have been recorded in Placer County according to the National Registry of Historic Places, of which three are located within the City of Colfax. The Colfax Freight Depot (7 Main Street), registration number 99001564, was built in 1880 by Central Pacific Railroad Company. The freight depot served as the transfer point a terminus for the Nevada County Narrow Gauge Railroad (NCNG). The NCNG transported passengers, mining supplies, gold and fruit from April 20, 1876 to July 10, 1942. The Freight Depot was retired from railroad use in 1963.

The Colfax Passenger Depot (Main Street & Railroad Avenue), registration number 98001605, was built in 1905 by Southern Pacific Railroad. The Depot structure replaced the original Central Pacific Depot, constructed in 1865. The Depot included the Western Union Telegraph Office, Wells Fargo Express Office and a restaurant. The depot was destroyed by fire in September 1905 and later rebuilt. The station was the terminus for the NCNG Railroad from 1876 to 1945. The NCNG hauled gold, lumber, fruit and passengers to the main line of the Transcontinental Railroad. The Depot is the only remaining depot of this type in Placer County and remained in operation until April 30, 1971.

Steven’s Trail (Secret Ravine ridge area), registration number 02001391, was originally owned and surveyed by gold miner John Rutherford. Rutherford soon partnered with another miner, Truman A. Stevens, to build the road connecting Colfax and Iowa Hill, separated by the steep canyon of the North Fork of the American River. Their toll road was active from 1870 until 1895. Steven’s Trail now serves as a hiking trail from Colfax to the confluence of Secret Ravine and the North Fork of the American River.

Impact Analysis

The proposed project area is not located in the vicinity of the three Colfax Historic Places discussed above. The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific cultural resources impacts is not possible. A standard condition of approval will be included that states if, during any construction associated with these parcels, any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit and remain onsite for the duration of project completion. Future development applications submitted for the parcels would be required to comply with City, County, State, and federal standards and guidelines related to the protection/preservation of cultural resources and would be subject to applicable, site-specific environmental review, which would ensure that impacts to cultural resources are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to cultural resources are *less-than-significant*.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

The City of Colfax has not been identified as a city which would be affected by the Alquist-Priolo Act. Rupture of the surface has not resulted from faulting associated with earthquakes in Placer County. The nearest fault line is the Stampede Valley fault that was last active in 1966 during the Truckee earthquake. The most recent listing of Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act does not include either the City of Colfax or Placer County. [Official Maps, California Department of Conservation Geological Survey, December 2010]

Liquefaction is a process by which water-saturated materials (including soil, sediment, and certain types of volcanic deposits) lose strength and may fail during strong ground shaking. Liquefaction is defined as "the transformation of a granular material from a solid state into a liquefied state as a consequence of increased pore-water pressure. The Colfax General Plan Safety Element identifies the bed of streams or sloped exposures as areas of the City of Colfax that are the most susceptible to liquefaction. (Colfax General Plan, 7-3).

Landslide can occur with or without an earthquake. These slope failures can be attributed to the type of material, structural properties of that material, steepness of slope, water, vegetation type, and proximity to areas of active erosion. Within Colfax, landslides are attributed to both erosion and the steepness of slope. The City of Colfax’s Hillside Development guidelines are in place to mitigate for landslides due to development.

The Placer County General Plan Background Report identifies Colfax and the surrounding area as having soils that present a moderate to high erosion hazard. Due to this risk, parcels that have gradients of more than 10 percent are subject to the City’s Hillside Development guidelines. The Guidelines define certain grading and drainage standards which are meant to encourage the planning, design, and development of home sites that provide maximum safety with respect to exposure to geological and geotechnical hazards, drainage, erosion and siltation.

Expansive soils have the potential for shrinking and swelling with changes in moisture content, which can cause damage to overlying structures. According to the Colfax General Plan Initial Study, much of the Colfax Planning Area contains soils that have low to moderate expansive soils.

Septic systems are not allowed in the City of Colfax.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of most potential site-specific impacts relating to geology and soils is not possible. All grading requires a Grading Permit as set forth in the Conditions of Approval. The subject property consists of approximately: 20 percent slopes of 30% or more; 38 percent slopes between 20-30%; 30 percent slopes between 10-20%, and 12 percent slopes less than 10%. As discussed above, the City’s Hillside Development Guidelines apply to any property with slopes greater than 10%. The Guidelines prohibit development on slopes greater than 30%. One of the purposes of the grading and drainage standards that are required by the Guidelines is to encourage the planning, design, and development of home sites that provide maximum safety with respect to exposure to geological and geotechnical hazards, drainage, erosion and siltation. Future development applications submitted for the parcels would be required to comply with the City’s Hillside Development Guidelines and any other applicable City, County, State and federal standards and guidelines relating to geology and soils impacts, including, but not limited to, compliance with National Pollution Discharge Elimination System (NPDES) permit requirements and Uniform Building Code (UBC) seismic safety standards. Such requirements are designed and intended to ensure that new development or construction does not expose people to significant geological impacts. Furthermore, future development applications submitted for the parcels would be subject to applicable, site-specific environmental review, which would ensure that impacts relating to geology and soils are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts relating to geology and soils are *less-than-significant*.

VII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

I. *Global Climate Change:* Climate change is a shift in the “average weather” that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms.

Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is “very high confidence” (by IPCC definition 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

The California Environmental Quality Act (CEQA) requires local agencies to engage in forecasting “to the extent that an activity could reasonably be expected under the circumstances”. The agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal (CEQA Guidelines Section 15144, *Office Associate v. Regents of the University of California* (1988) 47 Cal.3d 376).

II Greenhouse Gas Emissions: Recent concerns over global warming have created a greater interest in greenhouse gases (GHG) and their contribution to global climate change (GCC). However, at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, the City may develop policies and guidance to ascertain and mitigate, to the extent feasible, the effect of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law. The City of Colfax currently has not developed nor established a policy for this.

The potential effect of greenhouse gas emissions on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed in Section III of this report (Air Quality) that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in the global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to other greenhouse gas producing activities around the world would cumulatively result in an increase in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects that might be considered significant. The State of California has taken several actions that help to address potential global climate change impacts.

In 2006, the State of California adopted Assembly Bill 32 which requires the California Air Resources Board (CARB) to develop regulations and market mechanisms that will ultimately reduce California's greenhouse gas emissions by 25 percent by 2020. Statewide mandatory caps began in 2013 for significant sources to meet the 2020 goals.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific greenhouse gas emissions impacts is not possible. Future development applications submitted for the parcels would be required to comply with City, County, State, and federal standards and guidelines that are intended to protect the environment from impacts related to greenhouse gas emissions and would be subject to applicable, site-specific environmental review, which would ensure that impacts from greenhouse gas emissions are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to greenhouse gas emissions are *less-than-significant*.

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

Hazardous materials are used in Colfax for a variety of purposes including manufacturing, service industries, small businesses, agriculture, medical clinics, schools and households. In addition, hazardous materials are transported through the City via the transportation routes that traverse the City of Colfax including Interstate 80, State Highway 174, and the Union Pacific Railroad. The City of Colfax does not have direct authority to regulate the transportation of hazardous materials on State highways and rail lines, but the U.S. Department of Transportation (DOT) regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. In addition, the California Health Services Department regulates the haulers of hazardous waste, but does not regulate all hazardous materials.

There are no active sites in the City of Colfax that are included on the Hazardous Waste and Substances Sites (Cortese) List [DTSC, 2013]. Airports are not located within the City of Colfax. Two airports are located relatively near the City of Colfax: the closest is the Nevada County Airport, which is approximately 12 miles from the Colfax; the second is the Auburn Airport, which is approximately 15

miles from Colfax. State Law charges Nevada County with administering an Airport Land Use Plan (ALUP) for the airports.

The Colfax/Placer Hills community has been identified as an area of extreme fire susceptibility within the West Slope Placer County Community Wildfire Protection Plan (2013). This area also falls within Very High and High Fire Hazard Severity Zones as mapped by CAL FIRE (2007). Residential development in the fire dependent ecosystem has created hazardous firefighting and life safety considerations for first responders. Long narrow roads intermixed with residential and rural development on parcels ranging from one to 20 acres dominates with larger properties within canyons where vehicle access is limited. The communities are permeated by steep south aspect canyons. Below these communities lie federal lands (BOR, BLM) where high recreational use is common. This area has an active large fire history and continues to experience endemic levels of bug kill and storm damage which influences the fuel loading and availability for ignition. [Fire Chief Paulus, April 2014]

Impact Analysis

Regarding questions c) and f) above, the area is not located within ¼ mile of a school or proposed school or within the vicinity of a private airstrip. The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of most potential site-specific hazards or hazardous materials impacts is not possible. With respect to hazards relating to potential wildlands fires, as conditions of approval, the City Fire Department is requiring, among other things, that: (1) one fire hydrant with a 6,000 gallon tank be provided for fire protection; (2) and that defensible space standards be met pursuant to Public Resources Code Section 4291. In addition, the City Fire Department is requiring that future development of the resultant parcels provide the following:

- a. 100 foot break from the city boundary to meet the intent of PRC 4291.
- b. Water for fire protection equal to the original four parcel split, per parcel, as long as the parcels are 2.5 acres or greater.
- c. If parcel splits are less than 2.5 acres then a fixed water system with hydrants will be required.
- d. If parcels splits are less than 2.5 acres a 20 foot road easement from Iowa Hill to Tree Farm Road is required.
- e. Multifamily development on any parcels requires a fixed water system with hydrants.
- f. All splits 2.5 acres or greater road standards shall meet PRC 4290 criteria.
- g. Splits less than 2.5 acres, and/or multifamily development, roads to be all weather all season (paved).

Future development applications submitted for the parcels would be required to comply with the Fire Department's Conditions of Approval as stated above, and City, County, State, and federal standards and guidelines intended to protect the environment from hazards or hazardous materials and would be subject to applicable, site-specific environmental review, which would ensure that impacts from hazards or hazardous materials are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to hazards and hazardous materials are *less-than-significant*.

IX. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

Under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste dischargers to “waters of the nation.” Waters of the nation include rivers, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. A construction project resulting in the disturbance of one or more acres requires a NPDES permit. Construction project proponents are required to prepare a Stormwater Pollution Prevention Plan (SWPPP).

Water quality for all surface water and groundwater for Placer County is regulated under the jurisdiction of the Placer County Water Agency (PCWA). The City of Colfax is located within Zone 3 of the five geographical zones that the PCWA services. Approximately 20 percent of the water supplied by the PCWA is treated drinking water and about 80 percent is used for irrigation. Information provided by the PCWA reports that the drinking water supplied to the residents of the City of Colfax meets or exceeds state and federal public health standards. [Placer County Water Agency, *Water Quality Report, Volume 26, Number 2*, April-May 2012]

The City of Colfax is not located within a 100-year flood hazard area [FEMA FIRM, Map Number 06061C0125F]. The City of Colfax is not located near a dam or levee. A tsunami is a sea wave or a series of sea waves caused by submarine earth movement, by either an earthquake or volcanic eruption. A seiche is an oscillation of the surface of a lake or landlocked sea. The City of Colfax is not in close proximity to the ocean or a landlocked sea; therefore the City is not at risk of inundation from these phenomena. Colfax is not located near a lake that is identified as having a potential threat from a seiche. However, mudflows typically occur in mountainous or hilly terrain. The City of Colfax is mountainous and hilly and has experienced mudflows in the past.

The City of Colfax is not heavily reliant on groundwater. The Placer County Water Agency supplies water for the majority of the City of Colfax. Water from the Yuba-Bear and American River watersheds and snow pack runoff supplement the PCWA.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of most potential site-specific impacts to hydrology and water quality is not possible. There is an existing drainage area located in the Northeast corner of the property. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into this drainage area via the easements established through the parcel map process, if approved. The City Engineer is requiring that the applicant record a reciprocal storm drainage maintenance agreement against proposed parcels 1, 2, 3 and 4 for the operation and maintenance of storm drainage and storm water run-off associated with the parcels. Future development applications submitted for the parcels would be required to comply with City, County, State, and federal standards and guidelines intended to protect hydrology and water quality (such as implementation of Best Management Practices (BMPs) as specified by any applicable NPDES permit and the approval of a SWPPP, if applicable). Future development applications submitted for the parcels would also be subject to applicable, site-specific environmental review, which would ensure that impacts hydrology and water quality are minimized., Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts to hydrology and water quality are *less-than-significant*.

X. LAND USE AND PLANNING.	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

X. LAND USE AND PLANNING.

Would the project:

	Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘

Discussion

The City of Colfax does not currently participate in a habitat conservation plan or natural community conservation plan.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. As part of the proposed project, the City is processing a zoning amendment to correct split-zoning on the property. The originating parcel is currently designated as both RM-1 (multi-family residential) and R-1 (single-family residential) zoning. The proposed project will assign the existing R-1 zoning to resultant parcels 1 and 2 and the existing RM-1 zoning to resultant parcels 3 and 4. As such, the proposed project would not alter existing General Plan land use designations or zoning, nor would new land use designations or zones be created.

Future development applications submitted for the parcels would be required to comply with City standards, policies and guidelines relating to land use and would be subject to applicable, site-specific environmental review, which would ensure that impacts to land use and planning are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to land use and planning are *less-than-significant*.

XI. MINERAL RESOURCES.

Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

Currently, within the City of Colfax, inactive mines exist that may still contain trace amounts of the mineral gold. The City has three known mineral deposit sites: (1) the “Colfax Claim” site (primary commodity: Gold); (2) the “Colfax Mine” site (primary commodity: Clay); and (3) the “Colfax Shale Quarry” site (primary commodity: Crushed/Broken Stone). [USGS, Mineral Resources Spatial Data, December 2013] None of these sites are within the vicinity of the proposed project area.

Impact Analysis

The proposed project area is not located in the vicinity of the three known mineral deposit sites. The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific impacts to mineral resources is not possible. Future development applications submitted for the parcels would be required to comply with City, County, State, and federal standards and guidelines intended to protect/preserve mineral resources and would be subject

to applicable, site-specific environmental review, which would ensure that impacts to mineral resources are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to mineral resources are *less-than-significant*.

XII. NOISE. <i>Would the project result in:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed project is not located within an airport land use plan, within two miles of a public airport or public use airport, nor within the vicinity of a private airstrip. Therefore, aircraft operations are typically not audible in the City and existing and future operations are not identified as a potential noise source within the City.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Certain Conditions of Approval for this project require improvements to be constructed upon future development of the parcels (i.e., water and sewer-related infrastructure) which would require the use of construction equipment, and therefore generate an increase in noise levels, as well as potential groundborne vibration. Short-term construction-related noise levels would be higher than current ambient noise levels in the project area, but would be temporary in nature. Activities associated with construction would typically generate maximum noise levels ranging from 85 to 90 decibels (dB) at a distance of 50 feet. However, because construction activities would be temporary and would occur during normal daytime working hours, significant adverse public reaction to construction noise would not be anticipated. In addition, construction activities could only be performed during the hours set out by Title 8, Chapter 8.28 of the Colfax Municipal Code. Future development applications submitted for the parcels would be required to comply with City, County, State, and federal standards and guidelines intended to protect the environment from noise impacts and would be subject to applicable, site-specific environmental review, which would ensure that impacts from noise are minimized. Applicable, site-specific environmental

review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to noise are *less-than-significant*.

XIII. POPULATION AND HOUSING.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion/Impact Analysis

The proposed project is a minor land division of vacant property and does not propose any development of a specific project. The proposed project will not displace substantial numbers of existing housing, or necessitate the construction of replacement housing. The subject property is located within City limits and is zoned multi-family and single-family residential with nearby major infrastructure available to serve residential development. As such, potential future construction of residences on the parcels would induce population growth directly, but such growth is already planned-for and anticipated in accordance with the residential zoning. Future development applications submitted for the parcels would be required to comply with City, County, State, and federal standards and guidelines intended to protect existing residential housing and would be subject to applicable, site-specific environmental review, which would ensure that impacts to population and housing are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to population and housing are *less-than-significant*.

XIV. PUBLIC SERVICES.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

Fire Protection

Two different fire departments provide fire protection services to the City of Colfax. The Colfax Fire Department (CFD) is located at 33 Main Street and currently houses one fire engine, four available apparatuses for volunteers, one fire chief, 15 firefighters, and one fire inspector. [Colfax Fire Department, Fire Marshal Brad Albertazzi, December 2013] The current service ratio is one firefighter per 131 residents. The CFD goal response time is five minutes and the CFD reports a current average response time of less than five minutes. Cal Fire operates a second fire station located at 24020 Fowler Road in the City of Colfax's sphere of influence. Cal Fire has one fire engine available, one chief, two firefighters available in the winter and three firefighters available in the summer months. Other agencies that support the CFD and Cal Fire with mutual aid are the Placer Hills Fire District in Meadow Vista, and the Chicago Park/Peardale Fire Departments.

Police Protection

Currently, police protection in the City of Colfax is provided by the Placer County Sheriff's Office substation within the City Limits. The Sheriff's Office's substation in Colfax is located at 33 Main Street. The main Placer County Sheriff's Office is located at 2929 Richardson Drive in Auburn, California. The Placer County Sheriff's Office has a total of 232 sworn officers, including deputies such as 12 lieutenants, 38 sergeants, and five captains. The current ratio is approximately one sheriff per 12,500 residents in Placer County. The Sheriff's Office has a goal of one sheriff per 10,000 residents. The Placer County Sheriff's Office substation in the City of Colfax currently employs four deputies and one sergeant. All Special Teams (SWAT, Bomb Squad, K9, Air Ops, Hostage Negotiation, Mounted, Dive Team, Search and Rescue) from Auburn are available to the City of Colfax. The nearest California Highway Patrol station is located in the town of Gold Run and their units are made available to Colfax. The approximate response time for emergency situations within the City of Colfax is three to five minutes and the average response time to a non-emergency situation varies depending on the particular situation. According to the Placer County Sheriff's Office, the current substation location is believed to be adequate to accommodate the current population of Colfax. However, as Colfax develops outward, the necessity may arise in the future to construct new facilities in order to maintain acceptable response times. The City of Colfax and the Placer County Sheriff's Office are currently renovating a new station for the City of Colfax. The new station will be at 10 Culver Street. The projected move in date is in Summer of 2014. [City Clerk's Office, April 2014] This move will not decrease response times, however the Sheriff's Office is adding on more volunteers to man the front counter and 5 days a week for 4 hours a day and installing a direct line phone to dispatch for when the office is not being staffed. This will provide better service to the City of Colfax.

Schools

Colfax Elementary School District (CESD) provides educational services for the City of Colfax. The Colfax ESD district has approximately 350 students. [Colfax Elementary School District, Kate Karlberg, December 2013] Colfax Elementary School is located at 24825 Ben Taylor Road in the City of Colfax. CESD has a total of 50 staff employees and 20 certificated personnel. Portable classrooms are available on-site in the event of any overcrowding.

Colfax High School is part of the Placer Union School District. Colfax High School is located at 24995 Ben Taylor Road in the City of Colfax. According to school officials, the High School has approximately 662 students with a maximum capacity of 1,000 students. [Placer Union School District, Kristen Nave, December 2013] The High School has 25 staff employees and 32 certificated personnel. Colfax High School is expecting a decreased in enrollment for the fall semester in 2014.

In 1998, the State legislature passed Senate Bill (SB) 50, which inserted new language into the Government Code (Sections 65995.5-65995.7) authorizing school districts to impose fees on developers of new residential construction, in excess of the mitigation fees already authorized by Government Code 66000. School districts must meet a list of specific criteria, including the completion and annual update of a School Facility Needs Analysis, in order to be legally able to impose the additional fees. According to the District, Colfax Elementary School District is qualified to impose a fee of \$1.78 per square foot of new residential units constructed. The Placer Union School District states that the existing school developer fee is \$1.42 per square foot of new residential units constructed.

Parks

The City of Colfax currently has a total of four parks totaling 3.26 acres. All local-serving park and recreation lands within the City are owned and operated by the City. [City Clerk’s Office, December 2013] The parks include a baseball field, a basketball court, a splash park, picnic areas, gazebos, and other amenities. The City of Colfax has adopted a standard which requires 4 acres of open space area per 1,000 residents (Colfax 1998 General Plan Natural Environment Element Policy 6.2.4.1). The Placer County General Plan requires 4 acres of improved park land area and 5 acres of passive park land (open space) per 1,000 residents. The City of Colfax Parks & Recreation Master Plan that was adopted in 2008 recommends that the City impose the same requirements as the County, however this recommendation has not been adopted by the City Council. The City has established and collects impact fees for Parks & Recreation facilities and Trail systems from new development to achieve the current standard.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Future development applications submitted for the parcels would be required to pay applicable impact fees and comply with City, County, State, and federal standards and guidelines intended to address impacts relating to public services and would be subject to applicable, site-specific environmental review, which would ensure that impacts to public services are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements, would ensure that impacts related to public services are *less-than-significant*.

XV.RECREATION. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

The City of Colfax currently has a total of four parks totaling approximately 3.26 acres. All local-serving park and recreation lands within the City are owned and operated by the City. [City Clerk’s Office, December 2013] The parks include a baseball field, a basketball court, a splash park, picnic areas, gazebos, and other amenities. The City of Colfax has adopted a standard which requires 4 acres of open space area per 1,000 residents (Colfax 1998 General Plan Natural Environment Element Policy 6.2.4.1). The Placer County General Plan requires 4 acres of improved park land area and 5 acres of passive park land (open space) per 1,000 residents. The City of Colfax Parks & Recreation Master Plan that was adopted in 2008 recommends that the City impose the same requirements as the

County. The City has established and collects impact fees for Parks & Recreation facilities and Trail systems from new development.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific impacts to recreational facilities is not possible. Future development applications submitted for the parcels would be required to pay applicable impact fees and comply with City, County, State, and federal standards and guidelines intended to address impacts relating to recreational facilities and would be subject to applicable, site-specific environmental review, which would ensure that impacts relating to recreational facilities are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements, would ensure that impacts related to recreational facilities are *less-than-significant*.

XVI. TRANSPORTATION AND CIRCULATION.		Potentially Significant Impact	Potentially Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✘
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e.	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

The subject property is fronted by Iowa Hill Road and Grand View Way, which are both public roads maintained by the County of Placer.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of most potential site-specific impacts relating to transportation and circulation is not possible. Because of the terrain and horizontal and vertical curves of Iowa Hill Road in the project vicinity, as well as the speed of travelers on Iowa Hill Road (approx. 35 mph), the Placer County Public

Works Department is requiring as a condition of approval that each new driveway encroachment demonstrate adequate sight distance, as well as paved radii and transitions. Future development applications submitted for the parcels would be required to comply with these conditions of approval and would be reviewed to ensure consistency with all regional and local transportation plans and policies. Future development applications would be required to pay applicable impact fees, comply with City, County, State, and federal standards and guidelines intended to address impacts relating to transportation and circulation and would be subject to applicable, site-specific environmental review, which would ensure that impacts relating to transportation and circulation are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements, would ensure that impacts related to transportation and circulation are *less-than-significant*.

XVII. UTILITIES AND SERVICE SYSTEMS.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion

Wastewater infrastructure is available to all the parcels within the City of Colfax. Collection system (WCS) and wastewater treatment plant (WWTP) capacity is discussed in more detail below. The available capacity during dry weather flow is sufficient for current and projected 20 year growth, based on information provided in the City's 2010 SECAP. [City of Colfax Sewer Evaluation and Capacity Assurance Plan, Ponticello Enterprises, July 2010] This same report identifies capacity deficiencies during 10-year, 36-hour storms due to inflow and infiltration (I&I); however, the City has completed two major I&I mitigation project to eliminate the deficiencies.

WWTP

The City of Colfax Wastewater Treatment Plant was originally built in 1978 with secondary treatment and irrigation fields. The plant was converted to a tertiary treatment facility in 2009. The plant is permitted by the Regional Water Quality Control Board, Central Valley Region, (RWQCB) under the National Pollution Discharge Elimination System (NPDES) permit, No. CA0079529, Order R5-2013-0045. Under the permit, the City is allowed to operate the WWTP at an average daily dry weather discharge flow of 0.275 million gallons per day.

Collection System Capacity Study

A Sewer Evaluation and Capacity Assurance Plan (SECAP) was completed by the City in 2010. The study analyzed the dry weather and wet weather flow in the wastewater collection system. Dry weather flows, which represent the demand on the collection system from its residential, commercial, and industrial users, was found to be insignificant relative to the wet weather flows. The system capacity is sufficient to handle current and future usage based on 20-year growth assumptions.

Sufficient capacity exists to support the development of an additional approximately 425 EDU's (including both commercial and residential).

Water in the Colfax Planning Area is provided by the Placer County Water Agency. The PCWA does not reserve water for prospective customers. The PCWA makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the PCWA.

Solid waste collection in the City is currently handled by Recology. Solid waste collection is a "demand-responsive" service and current service levels can be expanded and funded through user fees without difficulty. All future development within the City is required to comply with applicable elements of the California Solid Waste Reuse and Recycling Access Act of 1991.

Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of most potential site-specific impacts relating to utilities and service systems is not possible. Currently, there is no water service to the subject property. Water could be made available to the property via PCWA's treated water main in Iowa Hill Road, but the water main does not front the subject property. As a condition of approval, PCWA is requiring that future parcel owners or developers enter into a facilities agreement with PCWA to provide on- and off-site improvements to provide water for domestic and fire protection purposes. The City Engineer is requiring that each parcel connect to the City's sewer system and PCWA's water system prior to the issuance of any building permit. Future development applications submitted for the parcels would also be required to pay applicable impact fees and comply with City, County, State, and federal standards and guidelines intended to address impacts relating to utilities and service systems and would be subject to applicable, site-specific environmental review, which would ensure that impacts to utilities and service systems are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements, would ensure that impacts related to utilities and service systems are *less-than-significant*.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

Discussion/Impact Analysis

The proposed project is a minor land division and does not propose any development of a specific project. Therefore, an assessment of potential site-specific direct and cumulative impacts relating to the environment, biological habitat, historical resources and human beings is not possible. Future development applications submitted for the parcels would be required to pay applicable impact fees and comply with City, County, State, and federal standards and guidelines intended to address these types of impacts and would be subject to applicable, site-specific environmental review (including analyzing cumulative effects) which would ensure that these types of impacts are minimized. Applicable, site-specific environmental review of future development applications and adherence to the above-mentioned requirements, would ensure that these types of impacts are *less-than-significant*.

Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.075 ppm (147 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁸	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁸	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ⁹	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹⁰	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹⁰	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹⁰	—	
Lead ^{11,12}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹³	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹¹	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
9. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
10. On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
11. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
12. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
13. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING &
SURVEYING**

MEMORANDUM

DATE: APRIL 18, 2014

TO: MAYWAN KRACH, ENVIRONMENTAL COORDINATION SERVICES

FROM: REBECCA TABER, ENGINEERING & SURVEYING DIVISION

**SUBJECT: CITY OF COLFAX: IOWA HILL ROAD/GRANDVIEW WAY PARCEL MAP: DRAFT
MITIGATED NEGATIVE DECLARATION**

Thank you for the opportunity to review and comment on the City of Colfax Parcel Map project off of Iowa Hill Road and Grandview Way. The project proposes to divide APN 101-170-013 into four separate parcels, each with frontage proposed to public roadways, Iowa Hill Road and Grandview Way, which are both Placer County maintained roadways.

We had provided comments previously on this project in a December 6, 2013 memo regarding concerns about sight distance for each of the proposed parcels, and a recommendation that one single parcel map road to serve all four parcels be analyzed at the best sight distance location on Iowa Hill Road. We still have concerns that individual parcels may not be able to achieve adequate sight distance when each created parcel applies for a driveway Encroachment Permit from Placer County in the future.

The Engineering and Surveying Division has completed our review of the above referenced project MND and we are providing the following comment:

1. Impact XVI.d. should be reconsidered. The project proposes four new driveway encroachments on a 35 mph County roadway. Where will each of these four new encroachments be located? There does not appear to be a site plan showing the proposed parcels with this MND. Do each of these proposed parcels have the ability to provide adequate safe corner sight distance per the County Plate R-17 standard? The project should consider and analyze an alternative plan, such as a single parcel map road encroachment, in the event that sight distance cannot be achieved for any of the parcel encroachments. Also, if major grading and/or tree removal is required to obtain adequate sight distance at any of the encroachments, additional environmental review may be necessary by the City/County since it does not appear to have been analyzed in this MND.



ATTACHMENT 6
Aerial Image of Site

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

39°05'16.97" N 120°56'49.24" W



City of Colfax

Resolution No. 10-2014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLFAX:

- (1) CERTIFYING THE NEGATIVE DECLARATION FOR PLANNING APPLICATION #TPM-03-13; AND**
- (2) APPROVING AN APPLICATION (TPM-03-13) FOR THE PURPOSE OF SUBDIVIDING AN EXISTING 34.7 ACRE PARCEL INTO FOUR LOTS**

Whereas, the City of Colfax received Planning Application #TPM-03-13 for vesting tentative map-parcel map approval for the property located at Iowa Hill Road and Grandview Way (APN 101-170-013-000) in the City of Colfax (the “Project”); and

Whereas, the City of Colfax, through the Planning Department, prepared an Initial Study and Negative Declaration of Environmental Impacts for the Project, including appendices; and

Whereas, the City of Colfax Planning Commission (“Commission”) held a duly-noticed public hearing on the Project’s parcel map environmental documents on May 28, 2014; and

Whereas, the Commission has reviewed and considered the proposed Initial Study and Negative Declaration of Environmental Impacts for the Project, including appendices; and

Whereas, the Commission has reviewed and considered the staff report, any and all written comments received during the public review process, and any and all oral or written comments submitted at the public hearing; and

Whereas, the Commission hereby rescinds the Colfax Pines 64-lot tentative subdivision map previously approved for the subject property on September 17, 1998.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Colfax:

(A) CERTIFICATION OF NEGATIVE DECLARATION

1. That the Commission finds that the Negative Declaration has been completed in compliance with the California Environmental Quality Act;

2. That the Commission finds on the basis of the whole record before it, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, because the mitigation measures described in the Initial Study and Negative Declaration of Environmental Impacts have been made part of the Project description and the Conditions further mitigating any potential impacts have been agreed to by the project applicant and property owner.

3. That the Commission finds that the Initial Study and Negative Declaration reflect the independent judgment and analysis of the City as lead agency for the Project.

4. That the Commission approves and certifies the Negative Declaration for the Project.

5. That the City Clerk is directed to file a Notice of Determination with the Clerk of the County of Placer for the Project.

6. That the custodian of the documents comprising the record of proceedings is the Department head, or his/her designee, of the City of Colfax Planning Department, whose office is located at 33 S. Main Street, Colfax, CA 95713.

(B) APPROVAL OF VESTING TENTATIVE MAP-PARCEL MAP

1. That Planning Application #TPM-03-13 for vesting tentative map-parcel map approval is hereby approved subject to the following exhibits and findings:

- EXHIBIT 1 - VESTING TENTATIVE MAP-PARCEL MAP
- EXHIBIT 2 - NEGATIVE DECLARATION
- EXHIBIT 3 - CONDITIONS OF APPROVAL

FINDINGS:

APPLICATION (#TPM-03-13) FOR THE PURPOSE OF SUBDIVIDING AN EXISTING 34.7 ACRE PARCEL INTO FOUR LOTS:

- 1. The proposed map, as conditioned, is consistent with the General Plan and applicable zoning requirements.
- 2. The design or improvement of the proposed subdivision, as conditioned, is consistent with development standards applicable to pre-approved projects.
- 3. The site is physically suitable for the proposed type of development.
- 4. The site is physically suitable for the proposed density of development.
- 5. The design of the subdivision or the type of improvements, as conditioned, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6. The design of the subdivision or the type of improvements, as conditioned, is not likely to cause serious health problems.
- 7. The design of the subdivision or the type of improvements, as conditioned, will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision.

Passed and Adopted this 28th day of May 2014 by the following roll call vote:

- Ayes:**
- Noes:**
- Absent:**
- Abstain:**

Tony Hesch, Mayor

ATTEST:

Lorraine Cassidy, City Clerk



STAFF REPORT TO THE COLFAX CITY COUNCIL

For The May 28, 2014 Council Meeting

FROM: Mark Miller, City Manager

PREPARED BY: Laurie Van Groningen, Finance Director

DATE: May 21, 2014

SUBJECT: Introduction and First Reading of Ordinance No. 524: An Ordinance of The City of Colfax Authorizing Collection Of Delinquent Sewer Service Charges On the Placer County Secured and Unsecured Tax Roll for Fiscal Year 2014-2015.

<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	FUNDED	<input type="checkbox"/>	UN-FUNDED	AMOUNT:	FROM FUND:
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RECOMMENDED ACTION: Introduce the proposed Ordinance by title only, conduct a public hearing and thereafter by motion waive the first reading and continue for second reading and adoption at the June 11th regularly scheduled council meeting to be effective 30 days thereafter.

SUMMARY:

Colfax Municipal Code (the “Code”) Title 13, Chapter 13.08, Article VI authorizes the City to collect delinquent sewer charges on the secured tax roll at the same time as general property taxes. The Code requires the City Council to adopt an ordinance by a two-thirds vote in order to collect the delinquent charges on the tax roll.

There are approximately 118 delinquent sewer service charge accounts that remain unpaid. A written report containing a description of each parcel of real property for which there is a delinquent sewer service charge and the amount of each charge has been filed with the City Clerk and is attached. All charges reflected in the written report have been computed in conformity with Title 13, Chapter 13.08, Article III of the Code.

A public hearing is required before the proposed ordinance can be adopted. Notice of the Public Hearing regarding the delinquent accounts was published in the Colfax Record once each week for two successive weeks prior to the hearing. A copy of the delinquent accounts report is on file at City Hall. All property owners with a delinquent balance were notified in writing of the public hearing process.

The purpose of the hearing is to allow the Council to hear objections and protests to the report. At the conclusion of the hearing, the Council may adopt, revise, change, reduce or modify any sewer service charge in the report, sustain or overrule any objections to the report and adopt or decline to adopt the report as modified. If the report is adopted with or without modification, the City Clerk will file it with the County Auditor-Controller and the charges reflected in the final report will be collected at the same time as ad valorem property taxes.

FISCAL IMPACT:

As indicated on the attached report, there are \$107,000 currently delinquent Sewer charges due to the City.

BACKGROUND AND ANALYSIS:

Placer County requires a resolution containing specific provisions to be adopted in order to collect the delinquent charges on the tax roll. The Colfax Code requires an ordinance. The 2nd reading and acceptance of the Ordinance is scheduled to be presented at the June 11th regularly scheduled meeting, along with the Resolution requesting collection of City sewer charges on the Placer County tax roll for the tax year 2014-2015.

In addition, a Resolution will be brought forward at the June 11th regularly scheduled meeting to confirm a delinquent waste collection report provided by Recology Auburn Placer and to place liens on said properties and special assessments upon property taxes pursuant to City of Colfax Municipal Code Section 8.20.130. Similar to the Sewer process, property owners were duly notified and a lien hearing was held at City Hall.

CONCLUSION:

This process is cumbersome but essential to properly collecting delinquent sewer service charges on the tax roll.

ATTACHMENTS:

1. Ordinance 524 including Exhibit A
2. City of Colfax Report - Delinquent Sewer Service Charges
3. Schedule of Activities for Placing Delinquent Sewer and Garbage Charges on Annual Tax rolls

CITY OF COLFAX

ORDINANCE NO. 524

AN ORDINANCE OF THE CITY OF COLFAX AUTHORIZING COLLECTION OF DELINQUENT SEWER SERVICE CHARGES ON THE PLACER COUNTY SECURED TAX ROLL FOR FISCAL YEAR 2014-2015

The City Council of the City of Colfax does ordain as follows:

Section 1:

The Colfax City Council authorizes the collection of delinquent sewer services charges on the Placer County secured tax roll as set forth in Exhibit A attached hereto and by this reference incorporated herein.

Section 2. Superseding Provisions

The provisions of this ordinance and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

Section 3. Severability

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 4. Effective Date

This ordinance shall take effect thirty (30) days after its adoption.

Section 5. Publication

This ordinance shall, within 15 days after its adoption, be published or posted in accordance with Section 36933 of the Government Code of the State of California with the names of those City Council members voting for and against it.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Colfax duly held on the 28th day of May, 2014, and passed and adopted at a regular meeting of the City Council duly held on the 11th day of June, 2014, by the following vote:

- AYES:
NOES:
ABSENT:
ABSTAIN:

Tony Hesch
Mayor

APPROVED AS TO FORM:

ATTEST:

Alfred Cabral
City Attorney

Lorraine Cassidy
City Clerk

Ordinance 524

Exhibit A

Recitals

This Ordinance has been enacted with regard to the following facts and circumstances:

A. Colfax Municipal Code Title 13, Chapter 13.08, Article VI authorizes the City of Colfax (“City”) to collect delinquent sewer services charges which have accrued on the secured tax roll in the same manner and at the same time as general property taxes; and

B. A written report attached to this Ordinance (the “Report”) containing a description of each parcel of real property receiving sewer services and the amount of delinquent charges for each parcel has been prepared and filed with the City Clerk in accordance with Colfax Municipal Code §13.08.320; and

C. Notice of the filing of the Report and notice of the time and place of the hearing thereon by the City Council has been duly given and published as required by Colfax Municipal Code §13.08.330; and

D. At the June 11, 2014 hearing the City Council heard and considered all objections and protests to the Report and determined that protests were not made by the owners of a majority of the separate parcels of property described in the Report; and

E. At the conclusion of the hearing, after incorporating all revisions to the Report that the Council deemed necessary and after addressing or overruling all objections to the Report the Council found and determined that each charge as described in the Report is due, owing and unpaid; and

F. The County has required as a condition of the collection of said charges that the City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof.

Ordinance

1. The foregoing recitals are true and correct statements of fact and are hereby incorporated into this Ordinance.
2. The Report attached hereto is adopted and that adoption is final. The City Clerk is hereby authorized to file with the Placer County Auditor-Controller a copy of this Ordinance, the Report and any related resolutions.
3. The Auditor-Controller of Placer County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, listed on the Report attached to this Ordinance.

4. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Placer County comply with all requirements of state law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218).
4. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County on the property tax roll of any taxes, assessments, fees and/or charges on behalf of City.
5. In consideration for the County's collection of the charge through the County's property tax roll, the City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City's said taxes, assessments, fees and/or charges requested to be collected by County for the City, or in any manner arising out of City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City's taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.
6. The City agrees that its officers, agents and employees will cooperate with the County by responding to all inquiries referred to City by County from any person concerning the City's taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.
7. The City agrees to pay the County for the reasonable and ordinary charges to recoup its costs of placement and collection on the tax rolls at the agreed upon rate of 1% of the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800.

City of Colfax**Delinquent Sewer Service Charges****Report Date: May 21, 2014**

The attached report includes all delinquent sewer balances as of May 21, 2014 by individual account.

- 1. Balances that remain unpaid as of County filing deadlines will be placed on the tax rolls for 2013-14.**
 - 1. Unsecured (denoted as "US" on report) direct charges will be transferred to County by June 27, 2014**
 - 2. Secured direct charges which represent the balance of the delinquent accounts will be transferred to County by July 25, 2014.**

- 2. Applicable interest, penalty, and administrative fees will be added to the account balance before transfer to the County.**

DELINQUENT ACCOUNTS REPORT

Date: 05/21/2014

Time: 12:45pm

Page: 1

Due As Of: 05/01/2014 Not Paid By: 05/21/2014

City of Colfax

Location ID Account Number	Customer Name Property Address	Property Tax Number	Starting Balance	Received	Ending Balance
AUBN-000011-0000-00 0000158346	JULIE SIMS 11 N AUBURN STREET	006-073-009-000	439.31	0.00	439.31
AUBN-000033-0000-00 0000158347	LOUIS RESENDEZ 33 N AUBURN STREET	006-073-007-000	1,254.86	0.00	1,254.86
AUBN-000035-0000-00 0000158348	RICK NICHELINI 35 N AUBURN STREET	006-073-006-000	640.87	582.61	58.26
AUBS-000015-0000-00 0000158078	JAMES PAYNE 15 S AUBURN ST	006-072-002-000	1,254.86	0.00	1,254.86
AUBS-000240-0000-02 892-0100-0	COLFAX FOOD AND GAS 240 S AUBURN ST	006-142-035-000	495.22	0.00	495.22
AUBS-000300-0000-00 0000158282	COLFAX CLASSICS INC. 300 S AUBURN ST	006-143-013-000	1,197.92	300.00	897.92
AUBS-000308-0000-00 0000158285	ROBERT SINNOCK 308 S AUBURN ST	006-143-005-000	1,254.86	0.00	1,254.86
CACC-000214-0000-00 0000158278	LISA SANTANA 214 CANYON CREEK CIR	101-200-031-000	1,254.86	0.00	1,254.86
CACC-000232-0001-00 0000158273	ANGELA SANTANA 232 CANYON CREEK CIR	101-200-034-000	501.85	0.00	501.85
CACC-000247-0000-00 0000158270	KEN ARNOLD 247 CANYON CREEK CIR	101-200-028-000	1,254.86	0.00	1,254.86
CACC-000248-0000-00 0000892000	DAVID DWELLE 248 CANYON CREEK CIR	101-200-037-000	246.49	0.00	246.49
CACC-000254-0000-00 0000000000	DAVID DWELLE 254 CANYON CREEK CIR	101-200-039-000	246.49	0.00	246.49
CACC-000291-0000-01 0000158267	JEFFERY & JULIE HAINES 291 CANYON CREEK CIR	101-200-013-000	509.08	100.00	409.08
CACC-000300-0000-00 0000158264	LISETTE KEANE 300 CANYON CREEK CIR	101-200-044-000	1,254.86	0.00	1,254.86
CANC-000333-0001-00 898-1200-0	JAMES PAYNE 203 CANYON COURT	101-080-030-000	3,302.98	0.00	3,302.98
CANS-000212-0000-03 0000000000	JAMES PAYNE 212 S CANYON WAY	101-080-031-000	2,218.37	0.00	2,218.37
CHUE-000003-0000-00 0000158082	JEFFREY WILLIAMS 3 E CHURCH ST	006-101-001-000	0.67	0.00	0.67
CHUE-000120-0000-02 0000158381	LARRY TILITSON 120 E CHURCH ST	006-076-018-000	1,254.86	0.00	1,254.86
CHUW-000025-000A-02 0000000000	RICK NICHELINI 25 W CHURCH ST # A	006-066-026-000	246.49	224.08	22.41
CHUW-000034-0000-00 0000157929	STEPHEN DONNELLY 34 W CHURCH ST	006-091-029-000	443.68	0.00	443.68
CHUW-000110-0000-02 0000157883	KELLY LEE 110 W CHURCH ST	006-080-023-000	1,253.80	0.00	1,253.80
COLF-000040-0000-02 0000157988	SCOTT & MAUREEN MERRITT 40 COLFAX AVE	006-062-003-000	1,254.86	0.00	1,254.86

DELINQUENT ACCOUNTS REPORT

Due As Of: 05/01/2014 Not Paid By: 05/21/2014

Date: 05/21/2014

Time: 12:45pm

Page: 2

City of Colfax

Location ID Account Number	Customer Name Property Address	Property Tax Number	Starting Balance	Received	Ending Balance
COND-000104-0002-00 0000169101	JOHN MEDEIROS 104 CONDI LN	100-260-026-000	246.49	0.00	246.49
CULV-000015-0000-00 0000157887	B.L. RAMEY 15 CULVER ST	006-063-006-000	1,504.80	0.00	1,504.80
CULV-000232-0000-00 0000157948	RORY CHIPP 232 CULVER ST	006-092-011-000	2,258.76	0.00	2,258.76
DEPA-000044-0000-00 0000157911	STEVE DONNELLY 44 DEPOT ALLEY	006-064-004-000	246.49	0.00	246.49
DEPO-000011-0000-02 0000157915	RICK NICHELINI 11/13 DEPOT STREET	006-043-004-000	640.87	582.61	58.26
DEPO-000055-0000-01 0000158110	LISA QUIRK 55 E DEPOT ST	006-042-006-000	1,254.86	0.00	1,254.86
EASY-000306-0000-03 0000158142	JAMES NOVAES 306 EASY WAY	100-110-028-000	533.84	75.00	458.84
FIRH-000056-0000-00 0000171867	STEVEN JONES 56 FIRE HOUSE ALLEY	006-066-031-000	1,254.86	0.00	1,254.86
FOHN-000033-0001-00 0000158338	MICHAEL SILVERA 33 N FOREST HILL AVENUE	006-075-010-000	746.19	0.00	746.19
FORS-000120-0000-00 0000158386	DAVE PORTER 120 S FOREST HILL AVE.	006-104-008-000	187.63	0.00	187.63
FORS-000159-0000-00 0000158359	JANET WILLIAMS 159 S FOREST HILL AVE.	006-044-006-000	1,254.86	0.00	1,254.86
FOST-000203-0000-00 0000170897	LEE NEAL 203 FOSTER RD	100-270-018-000	45.79	0.00	45.79
FOST-000208-0000-00 0000170339	JANICE WHITESIDE 208 FOSTER RD	100-270-025-000	600.07	600.00	0.07
FOST-000210-0000-02 0000170727	MICHAEL& DENISE BARNARD 210 FOSTER RD	100-270-024-000	746.19	0.00	746.19
GEAR-000009-0000-00 0000158169	DAVID JOHNSON 9 GEARHART LN	006-010-006-000	1,254.86	0.00	1,254.86
GEAR-000044-0000-00 0000158159	GRACELYNN INTERPRISE, INC 44 GEARHART LN	006-022-002-000	1,254.86	0.00	1,254.86
GLEN-000203-0001-00 0000170769	GINGER IRWIN 203 GLENDALE RD	100-270-030-000	123.20	0.00	123.20
GLEN-000204-0000-02 0000170201	MONTY & SHELLY DUARTE 204 GLENDALE RD	100-270-032-000	269.12	0.00	269.12
GLEN-000220-0001-00 0000170636	KURT FAITZ 220 GLENDALE RD	100-270-040-000	246.49	0.00	246.49
GLEN-000228-0000-00 0000170865	BARBARA SUNDBY 228 GLENDALE RD	100-270-044-000	246.49	235.28	11.21
GLEN-000230-0000-00 0000170733	ROBERT & IVY FENSKE 230 GLENDALE RD	100-270-045-000	1,254.86	0.00	1,254.86
GRAV-023610-0000-00 0000000000	GEORGE FRITZINGER 23610 GRAND VIEW AVE	101-161-050-000	1,158.76	0.00	1,158.76

DELINQUENT ACCOUNTS REPORT

Date: 05/21/2014

Time: 12:45pm

Page: 3

Due As Of: 05/01/2014 Not Paid By: 05/21/2014

City of Colfax

Location ID Account Number	Customer Name Property Address	Property Tax Number	Starting Balance	Received	Ending Balance
GRAV-023653-0000-02 0000000000	JIM DUBOIS 23653 GRAND VIEW AVE	101-161-048-000	94.01	0.00	94.01
GRAV-023735-0000-01 0000000000	KENT ROBERTS 23735 GRAND VIEW AVE	101-161-029-000	815.22	0.00	815.22
GRAV-023755-0000-00 0000000000	BOB OSGOOD 23755 GRAND VIEW AVE	101-161-028-000	1,329.45	0.00	1,329.45
GRAV-000121-0000-00 0000157872	SMILE MERCHANT 121 W GRASS VALLEY STREET	006-061-007-000	1,631.33	0.00	1,631.33
GRAV-000215-0000-00 0000157990	HAROLD POLITO 215 W GRASS VALLEY STREET	006-061-011-000	157.96	0.00	157.96
H174-000323-0000-00 0000158283	PAM JOHNSON 323 HWY 174	006-143-011-000	1,101.72	0.00	1,101.72
INCL-000217-0000-00 0000158250	DAVID DWELLE 217 INCLINE DR	101-200-004-000	246.49	0.00	246.49
INCL-000224-0000-00 0000158253	DAVID DWELLE 224 INCLINE DR	101-200-018-000	246.49	0.00	246.49
JEFF-000245-0000-00 0000158020	VICKY CURREY 245 JEFFERY PLACE	006-112-018-000	246.49	0.00	246.49
JEFF-000255-0000-00 0000158021	CHARLES BICKING 255 JEFFERY PL	006-112-064-000	999.40	0.00	999.40
LINC-000029-0000-00 0000157964	SELEN ANDERSON 29 LINCOLN ST	006-093-005-000	1,004.05	0.00	1,004.05
MAIN-000024-0000-00 0000157908	MASONIC TEMPLE 24 N MAIN ST	006-067-007-000	886.51	0.00	886.51
MAIN-000038-0000-01 0000000000	BOBBY MCKNIGHT 38 N MAIN ST	006-067-004-000	246.49	224.08	22.41
MAIN-000042-0000-02 0000157922	LEED SHAHIN 42 N MAIN ST	006-067-003-000	494.15	250.00	244.15
MAIN-000140-0000-00 0000158126	RON & C. DOTTO 140/150 N MAIN ST	006-043-007-000	246.49	0.00	246.49
MAIN-000348-0000-00 0000170188	LAVERNE BECK 348 N MAIN ST	006-022-005-000	2,291.45	0.00	2,291.45
MAIS-000027-0000-00 0000157898	GARY TOMSIC 27 S MAIN ST	006-066-010-000	1,203.82	0.00	1,203.82
MAIS-000049-0000-01 896-0500-0	COLFAX THEATRE 49 S MAIN ST	006-066-012-000	1,661.45	0.00	1,661.45
MAIS-000055-0000-00 0000169619	CONNIE'S DECORS 55 S MAIN ST	006-066-013-000	990.42	0.00	990.42
MARE-000121-0000-02 0000158342	ROB OHNMACHT 121 E MARVIN STREET	006-074-009-000	1,254.86	0.00	1,254.86
MINC-000115-0000-01 0000158192	PAIGE WOOD 115 MINK CREEK DR	100-260-039-000	8.98	0.00	8.98
MINC-000116-0000-01 0000158193	JASON BARR 116 MINK CREEK DR	100-260-053-000	1,254.86	0.00	1,254.86

DELINQUENT ACCOUNTS REPORT

Due As Of: 05/01/2014 Not Paid By: 05/21/2014

Date: 05/21/2014

Time: 12:45pm

Page: 4

City of Colfax

Location ID Account Number	Customer Name Property Address	Property Tax Number	Starting Balance	Received	Ending Balance
NEWM-000017-0000-00 0000158034	NOLTE L. & FLYNN N. 17 NEWMAN ST	006-092-016-000	246.49	0.00	246.49
NORS-000032-0000-00 0000000000	JOHN HENRY PANTER 32 NORTH STAR AVE	006-076-023-000	1,232.45	0.00	1,232.45
NOSS-000045-0000-00 0000158380	JAMES GARGAN 45 S NORTHSTAR AVE	006-076-017-000	1,254.86	0.00	1,254.86
OAKH-000105-0000-02 0000158173	STEPHANIE ROMERO 105 OAK HILL DR	006-010-043-000	768.80	0.00	768.80
OAKH-000108-0000-00 0000158172	KRIS SCHWARTZ 108 OAK HILL DR	006-010-046-000	221.59	0.00	221.59
OAKH-000139-0000-00 0000158175	PHIL SARGENT 139 OAK HILL DR	006-010-039-000	1,254.86	0.00	1,254.86
OAKH-000140-0000-02 0000171148	MATTHEW HILTON 140 OAK HILL DR	006-010-041-000	1,254.86	0.00	1,254.86
OAKR-001318-0000-02 0000158233	JESSICA HARVEY 1318 OAK RIDGE DR	100-250-007-000	246.49	0.00	246.49
OAKR-001323-0002-00 0000158239	JEREMY SCHWARTZ 1323 OAK RIDGE DR	100-250-035-000	1,254.86	0.00	1,254.86
OAKR-001340-0000-00 0000170410	KAREN ENGHUSEN 1340 OAK RIDGE DR	100-250-046-000	246.49	224.08	22.41
OAKR-001372-0000-01 0000170875	GIANNI LARKINS 1372 OAK RIDGE DR	100-250-058-000	246.49	224.08	22.41
OAKR-001378-0000-02 0000170963	MELANIE JACKSON-COUCH 1378 OAK RIDGE DR	100-250-061-000	495.22	0.00	495.22
OAKW-000012-0000-00 0000158060	VICTOR ALBONICO 12 W OAK ST	006-092-005-000	213.79	0.00	213.79
OAKW-000104-0000-00 0000157937	ARDITH CAMPBELL 104 W OAK ST	006-112-038-000	1,254.86	0.00	1,254.86
OAKW-000131-0000-00 0000157946	RONALD WYCOFF 131 W OAK ST	006-080-026-000	13.23	0.00	13.23
PINE-000212-0000-00 0000158052	JEFF ISHEIM 212 PINE CT	006-112-044-000	110.09	100.00	10.09
PINS-000155-0000-00 0000158055	VICKI SMITH 155 PINE ST	006-112-063-000	2,258.76	0.00	2,258.76
PLEA-000120-0000-00 0000158117	ANGELO DELCARLO 120 PLEASANT ST	006-030-037-000	1,254.86	0.00	1,254.86
PLEA-000150-0000-00 0000158127	HELEN MARKLE 150 PLEASANT ST	006-030-006-000	1,254.86	0.00	1,254.86
PLEA-000424-0000-00 0000158153	JENNIFER GRISWOLD 424 PLEASANT ST	006-010-032-000	0.19	0.00	0.19
QUIN-000121-0000-02 0000158001	LANTY MOLLOY 121 QUINNS LN	006-080-047-000	941.27	0.00	941.27
RAIL-000159-0000-00 0000158096	JAMES DOYLE 159 RAILROAD AVE	006-071-004-000	1,324.30	0.00	1,324.30

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DELINQUENT ACCOUNTS REPORT

Due As Of: 05/01/2014 Not Paid By: 05/21/2014

Date: 05/21/2014

Time: 12:45pm

Page: 5

City of Colfax

Location ID Account Number	Customer Name Property Address	Property Tax Number	Starting Balance	Received	Ending Balance
RAIL-000201-0000-00 0000170598	JAMES DOYLE 201 RAILROAD AVE	- - -	1,254.86	0.00	1,254.86
RAIL-000212-0000-00 898-2100-0	R.J. MILES CO. 212 RAILROAD AVE	006-102-009-000	5,019.40	0.00	5,019.40
RAIL-000223-0000-00 898-1800-0	ART WHITE 223 RAILROAD AVE	006-131-009-000	2,648.55	0.00	2,648.55
RAIL-000235-0000-00 0089820000	HANFORDS CATERING PO BOX 1236	006-131-009-000	1,324.30	0.00	1,324.30
RAIL-000247-0000-02 898-1900-0	GRAND FATHER STATION 247 RAILROAD AVE	006-093-008-000	3,972.90	0.00	3,972.90
RAIS-000153-0000-03 0000172558	JAMES DOYLE 153 S RAILROAD STREET	006-131-009-000	1,254.86	0.00	1,254.86
RISS-000230-0000-00 0000171773	KELLEY HOLDERFIELD 230 RISING SUN RD	006-080-042-000	1,254.86	0.00	1,254.86
ROSE-000333-0000-00 0000157959	CHARLES DESOTO 333 ROSE AVE	006-122-002-000	1,254.86	0.00	1,254.86
ROSE-000452-0000-00 0000158046	US BANK NATIONAL ASSOCIATION 452 ROSE AVE	006-132-015-000	1,254.86	0.00	1,254.86
SAUN-000122-0000-00 0000158103	CAROL SANDERS 122 SANDERS LN	006-030-011-000	252.82	0.00	252.82
SCHO-000034-0000-02 0000157918	TERI SCHROETER 34 SCHOOL ST	006-041-003-000	1,254.86	0.00	1,254.86
SHOL-000123-0000-00 0000158028	STEVE TURNER 123 SCHOLTZ AVE	006-112-034-000	1,254.86	0.00	1,254.86
SHOL-000130-0000-01 0000158026	ANGELA BROCK 130 SCHOLTZ AVE	006-112-065-000	717.51	0.00	717.51
SHOL-000232-0000-00 0000158017	KIRK FALTERSACK 232 SCHOLTZ AVE	006-112-048-000	1,254.86	0.00	1,254.86
SHOL-000444-0000-00 0000158009	WAYNE PRICE 444 SCHOLTZ AVE	100-130-050-000	1,254.86	0.00	1,254.86
SUNR-000242-0000-03 0000158362	TAMMY JAMESON 242 SUNRISE AVE	006-044-003-000	1,254.86	0.00	1,254.86
TREA-000151-0000-02 0000000000	LISA MARK 151 TREASURTON ST	100-260-013-000	1,232.45	0.00	1,232.45
TREA-000170-0000-02 0000158202	NEISHA LUCKMAN 170 TREASURTON ST	100-260-006-000	246.49	230.00	16.49
TREA-000173-0000-01 0000158200	EVE HAY 173 TREASURTON ST	100-260-032-000	281.29	0.00	281.29
TREA-000175-0000-01 0000158199	MOLLY VISSER 175 TREASURTON ST	100-260-033-000	746.19	0.00	746.19
TREA-000179-0000-00 0000170193	BRYAN WEST 179 TREASURTON ST	100-260-034-000	594.59	0.00	594.59
TREA-000205-0000-01 0000158195	RICARDO WALKER 205 TREASURTON ST	100-260-037-000	495.22	0.00	495.22

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DELINQUENT ACCOUNTS REPORT

Date: 05/21/2014

Time: 12:45pm

Page: 6

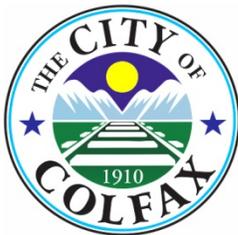
Due As Of: 05/01/2014 Not Paid By: 05/21/2014

City of Colfax

Location ID Account Number	Customer Name Property Address	Property Tax Number	Starting Balance	Received	Ending Balance
TREA-000212-0000-00 0000170511	DEBORAH LESTRANGE 212 TREASURTON ST	100-270-016-000	1,254.86	0.00	1,254.86
VIST-000222-0002-00 0000158367	JOSHUA HECKMAN 222 VISTA AVE	006-045-004-000	246.49	0.00	246.49
WALN-000044-0000-00 0000158037	BETH MCSHANE 44 WALNUT ST	006-133-005-000	1,254.86	0.00	1,254.86
WASH-000034-0000-00 0000157974	SCOTT NAMANNY 34 WASHINGTON ST	006-132-003-000	495.22	0.00	495.22
WASH-000052-0002-00 0000158036	MICHAEL SMITH 52 WASHINGTON ST	006-132-001-000	999.40	0.00	999.40
WHIT-000130-000A-00 00892-1425	BART RIEBE 130 WHITCOMB AVE	100-230-057-000	254.97	0.00	254.97
WIND-000113-0000-02 0000170187	SHELLY DUARTE 113 WINDER RD	100-260-024-000	269.12	0.00	269.12
WIND-000115-0000-00 0000158221	SAMUEL & SARA KIPP 115 WINDER RD	100-260-025-000	1,254.85	0.00	1,254.85
Grand Totals: 118			110,984.28	3,951.82	107,032.46

**City of Colfax - 2014-2015 Auditor Direct Charges
Schedule of Activities for Placing Delinquent Sewer and Garbage Charges on Annual Tax Rolls**

Set Public Hearing Date	5/28/2014	
Compile delinquent report - Secured and Unsecured	5/1/2014	
City send Delinquent Letter to affected property owners	5/1/2014	Same letter as last year
Public Hearing Notice - Colfax Record	5/8/2014	Must be noticed for two consecutive weeks - same notice as last year
Public Hearing Notice - Colfax Record	5/15/2014	
Hold Public Hearing	5/28/2014	
1st Reading of Ordinance	5/28/2014	
2nd Reading of and Adoption of Ordinance	6/11/2014	
Resolutions to place delinquents on Tax Rolls	6/11/2014	Council confirms sewer and garbage reports and placing liens
Recology submits report to City for Garbage delinquents	5/15/2014	
Recology sends letter prior to lien hearing date	5/15/2014	Hearing date tentatively to be same day as Public Hearing
Hold Lien hearing	5/28/2014	This is not public hearing for Council.....can be held during day
Submit unsecured amounts to County	6/27/2014	This is required submittal date provided by County
Submit Secured amounts to County	7/25/2014	This is required submittal date provided by County



STAFF REPORT TO THE COLFAX CITY COUNCIL

For the May 28, 2014 Council Meeting

FROM: Mark Miller ,City Manager

PREPARED By: Nicholas J. Ponticello, City Engineer

SUBJECT: Room Four, LLC, Parcel Map 01-11, a three lot parcel map splitting Assessor Parcel Number 100-230-035 consisting of existing occupied facilities containing Buzz-Thru-Joes, TJ's Roadhouse, and Colfax Motor Lodge.

<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	FUNDED	<input type="checkbox"/>	UN-FUNDED	AMOUNT:	FROM FUND:
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RECOMMENDED ACTION: Adopt Resolution 11-2014 to approve Parcel Map 01-11 and accept the corresponding reciprocal easement agreement.

ISSUE STATEMENT AND DISCUSSION:

On April 24, 2013, after continuance of the April 10th meeting, the Planning Commission conditionally approved a Tentative Parcel Map (TPM) of Room Four, LLC. A copy of the Planning Commission Conditions of Approval (COA) are included as Attachment A.

The Parcel Map (PM), included as Attachment B, will create three parcels that will be accessed from South Auburn Street in the same manner that they are currently. The map provided in this staff report is a copy of the unsigned original. The signed original is held by the City Engineer until it is approved for recording by this resolution. The COA require a reciprocal parking and drainage agreement, a copy of which is included as Attachment C. This agreement will be recorded with the PM. During the Planning Commission meeting, Commissioner McKinney requested that the City retain the right to review and approve any future modifications to the agreement. That right is provided in the agreement in Article 16 on page 8.

The COA require the subdivider to separate the sewer lateral between Parcel 1 (Buzz-Thru-Joes) and Parcel 2 (TJ's Roadhouse). The improvement was completed in April 2014 and the condition is satisfied.

This PM has no easements or offers of dedication. The City Engineer states that the PM is substantially the same as it appeared on the approved TPM, that all provisions of the Subdivision Map Act and local ordinances applicable at the time of approval of the TPM have been complied with.

Approval of the TPM included four environmental mitigations; one for the establishment of a sewer lateral easement and three for inspection, repair, and construction of sewer laterals. The lateral easement was

not required because the subdivider was not granted a variance and was required by the Planning Commission to construct a new sewer lateral directly from Parcel 1 to the City sewer main in S. Auburn Street. The subdivider has completed the other mitigations. The subdivider has complied with CEQA.

FINANCIAL AND/OR POLICY IMPLICATIONS:

There is no financial burden placed upon the City by the actions requested. The developer pays all City costs incurred to check, process and record the map, and check and inspect the improvements.

SUPPORTING DOCUMENTS:

Attachment A: Parcel Map Conditions of Approval

Attachment B: Parcel Map

Attachment C: Reciprocal Easement Agreement

Resolution 11-2014: Parcel Map 01-11 Approval

COMMITTEE RECOMMENDATION:

This report was not discussed by any committee.

FINAL CONDITIONS OF APPROVAL

#TPM-VAR-01-11

1. The minor land division is approved as shown on the plans in Attachment 1, and as conditioned or modified below.
2. The minor land division and future property development is subject to all federal, state, and municipal codes in effect at the time of development.
3. The permit shall be valid for a period of two (2) years from this date and shall expire on April 24, 2015. Prior to said expiration date, the applicant may apply for, and the City may grant, an extension of time for up to one year from April 24, 2015.
4. A Reciprocal Access, Parking and Maintenance Agreement, acceptable to the City, shall be prepared and executed by the property owners to provide for access, maintenance (including maintenance of all underground and above ground utilities including sewer connections), and parking for all resultant parcels, and for maintaining the driveway and parking areas. The Agreement shall ensure that all facilities are maintained to an acceptable standard approved by the City. The Agreement shall be reviewed by the City during the Parcel Map review process and shall be recorded at the same time as the Parcel Map. No modifications to these documents, once approved and recorded, shall be made without prior approval from the City. Applicant is advised that City has not received adequate confirmation from Old Republic Title Company of the location of all easements recited as affecting the property. Until the location of all easements is determined, potential reservations in favor of PG&E, and comments from City Attorney, City Engineer and Fire Marshal related to underground and above ground utilities to be identified in the Reciprocal Access, Parking and Maintenance Agreement contained in these conditions cannot be considered final.
5. The applicant shall coordinate with the Fire Marshal and the Building Department to establish new locations for the propane tanks if necessary in order to ensure that they meet the required clearances and placement.
6. The applicant shall coordinate with the Fire Marshal and the Building Department to ensure that the building perimeters meet the required access requirements.
7. The applicant shall continue to provide a minimum of 68 parking stalls total between all resultant parcels, including 1 oversized parking space for an RV and 5 handicapped parking spaces which meet the Americans with Disabilities Act design standards.

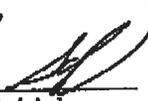


8. The applicant shall be required to construct a new sewer lateral from the building on Parcel 1 and connect to the City sewer main. The sewer lateral shall only cross from the property line of Parcel 1 to the public right-of-way and a property line clean-out shall be installed.
9. The applicant shall be required to abandon the sewer lateral between the building on Parcel 1 and the connection to the sewer lateral on Parcel 2. All abandonments and disconnections shall comply with State and Local standards for such work.
10. The applicant shall provide a clean-out at the property line of resultant Parcel 2 and Parcel 3, at the public right-of-way.
11. The applicant shall be required to inspect, and repair (if required) the existing building sewer laterals on resultant Parcel 2 and Parcel 3 in compliance with City Ordinance No. 499.
12. The applicant shall be required to record a reciprocal storm drainage maintenance agreement against Parcels 1, 2, and 3 for the operation and maintenance of storm drainage and storm water run-off associated with the parcels, at the time of recording of the Parcel Map.
13. The applicant shall prepare and submit to the City a Parcel Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 of the Colfax Municipal Code. Review of the Parcel Map shall not commence until the Improvement Plans have been submitted to the City Engineer. The following will be submitted to the City Engineer for plan checking of the parcel map prepared by a licensed civil engineer registered in California as appropriate.
14. The City's Fee Schedule and terms are incorporated as part of this approval. Applicant is aware that City charges based on actual cost and that outstanding planning application fees, engineering, and building plan check fees must be paid in full within 30 days of receipt of invoices. If the deposit(s) with the City for this project become(s) depleted and there is still work to be done, additional deposits shall be paid prior to any additional work being performed by the City on the project.
15. The applicant must obtain any applicable permits required by the Central Valley Regional Water Quality Control Board as outlined in that agency's comment letter on the proposed project dated March 20, 2013.
16. Indemnification of the City/Attorney's fees for Enforcement.
 - (a) The applicant/developer agrees as a condition of approval/entitlement to defend, indemnify, and hold harmless the

City and its agents, officers, employees, consultants, and volunteers from any claim, action, lawsuit or proceeding arising out the City's processing of this application, related permits and approvals and any improvements approved by City. Applicant agrees that City shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's obligations to indemnify and reimburse for actual defense costs.

- (b) In the event the City initiates proceedings against the applicant/developer regarding non-compliance with law or these conditions or any related approvals, the applicant shall reimburse the City for any and all court costs and attorney's fees as a result of any such action. Failure to reimburse the City within 30 days of receipt of invoices or establish a contractual payment schedule may result in the City placing lien against the subdivision property in accordance with the tax assessor's process and procedures or other legal authority; and shall include costs of the lien process.

Approved and agreed to:

 
Owner(s) Initials

ATTACHMENT B

BOOK _____ PARCEL MAPS, PAGE _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT THE EASEMENTS FOR AND AREAS APPURTENANT TO PARCELS DEPICTED ON THIS MAP WILL BE CONVEYED AS SHOWN HEREON.

ROOM FOUR, A CALIFORNIA LIMITED LIABILITY COMPANY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC, STATE OF CALIFORNIA

PRINT NAME AND TITLE _____

MY COMMISSION NO. _____ AND EXPIRES ON: _____

MY PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC, STATE OF CALIFORNIA

PRINT NAME AND TITLE _____

MY COMMISSION NO. _____ AND EXPIRES ON: _____

MY PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC, STATE OF CALIFORNIA

PRINT NAME AND TITLE _____

MY COMMISSION NO. _____ AND EXPIRES ON: _____

MY PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.
ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC, STATE OF CALIFORNIA

PRINT NAME AND TITLE _____

MY COMMISSION NO. _____ AND EXPIRES ON: _____

MY PRINCIPAL PLACE OF BUSINESS: _____ COUNTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



CHRISTINE MARION JOHNSON, L.S. 6596
LICENSE EXPIRES: 12/31/15

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THIS PARCEL MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____ CITY ENGINEER _____ RCE

LICENSE EXPIRES DATE: _____

BY: _____
DEPUTY

CITY SURVEYOR'S STATEMENT

THIS PARCEL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DATED: _____

JOHN RIETJENS, LS 4323
CITY SURVEYOR, CITY OF COLFAX
LICENSE EXPIRES: 06/30/2014

BY: _____
DEPUTY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2014 AT _____ : _____ .M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF ROOM FOUR, LLC.

FEE _____ JIM McCAULEY
PLACER COUNTY RECORDER

FILE NO. _____ BY: _____
DEPUTY

BENEFICIARY'S STATEMENT

CLYDE G. STEAGALL AND DELORES A. STEAGALL, TRUSTEES U/D/T DATED APRIL 23, 2003 F/B/O THE STEAGALL FAMILY, BENEFICIARIES UNDER THE DEED OF TRUST RECORDED IN INSTRUMENT No. 2004-0168253, ORPC DATED DECEMBER 16, 2004.

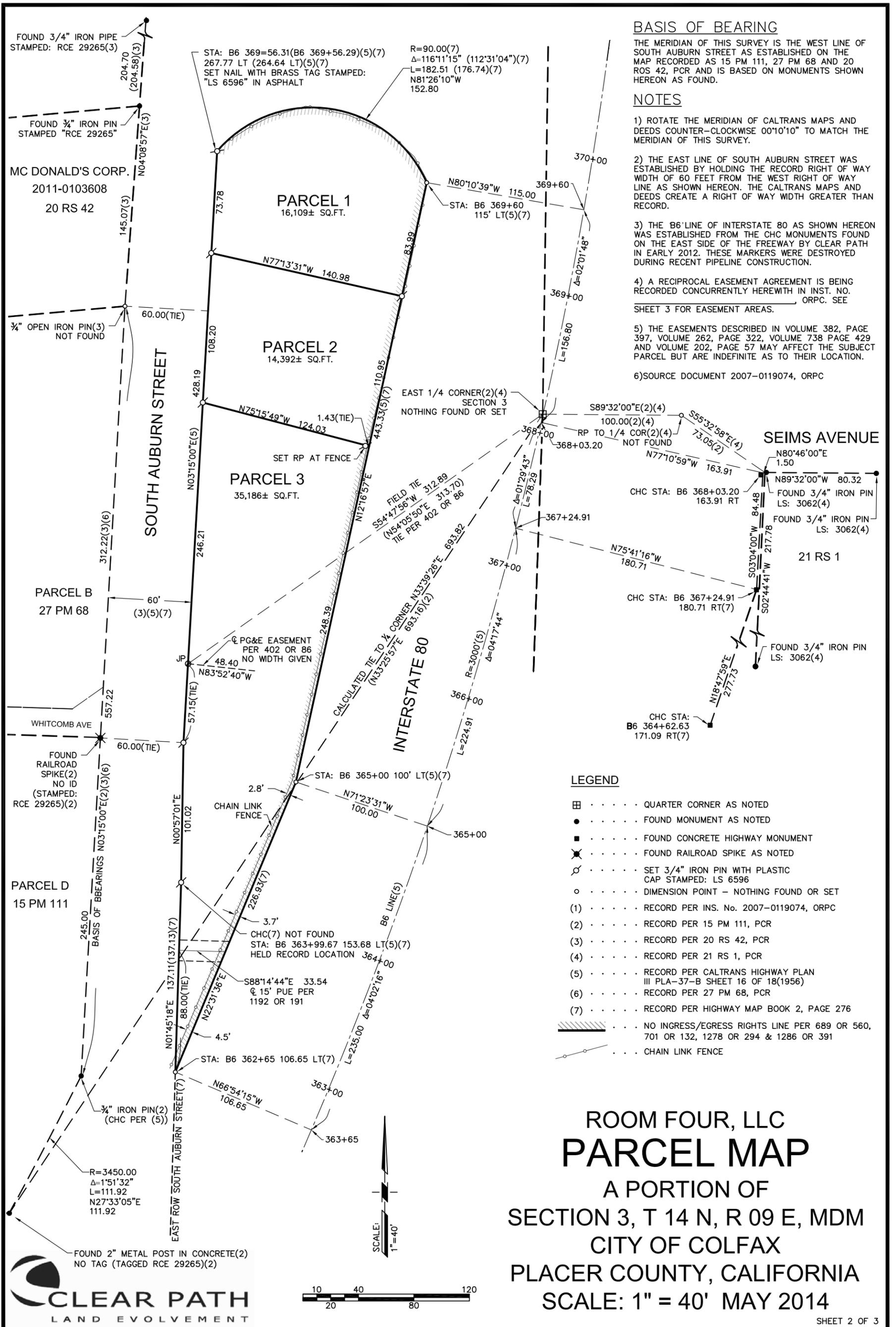
TITLE _____

ROOM FOUR, LLC
PARCEL MAP
A PORTION OF
SECTION 3, T 14 N, R 09 E, MDM
CITY OF COLFAX
PLACER COUNTY, CALIFORNIA
MAY 2014



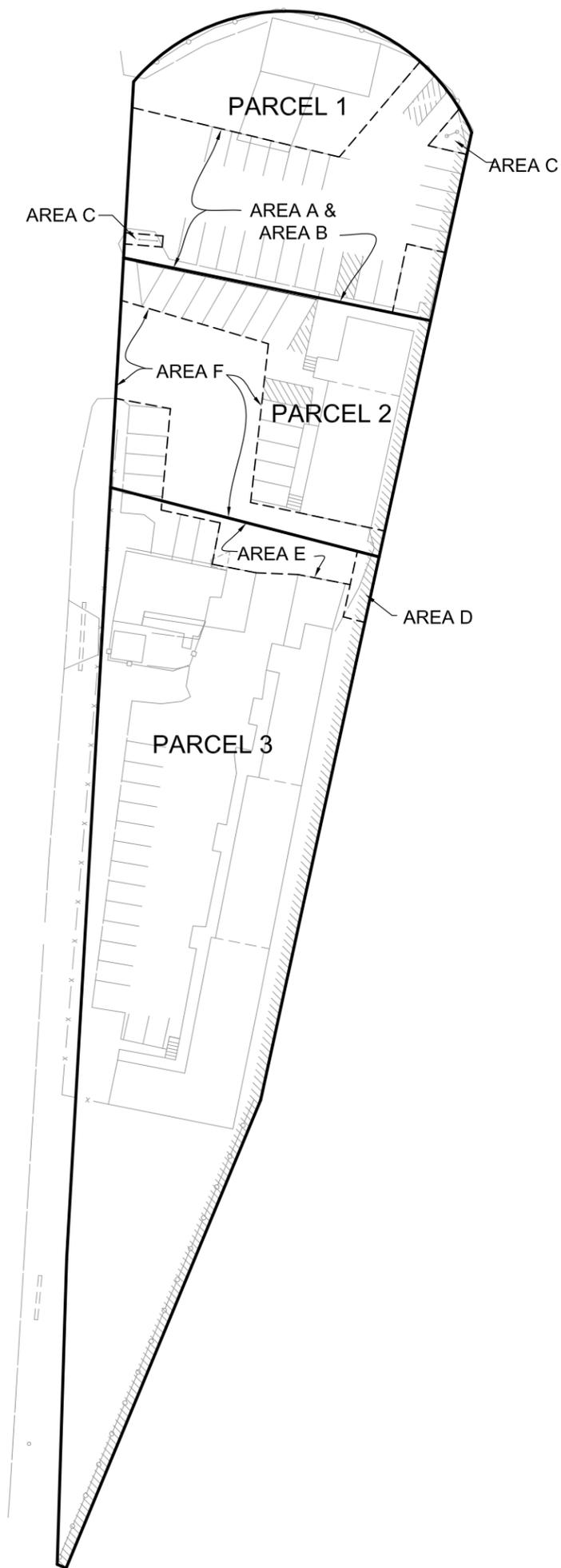
ATTACHMENT B

BOOK _____ PARCEL MAPS, PAGE _____



ATTACHMENT B

BOOK _____ PARCEL MAPS, PAGE _____



EASEMENT AREAS:

AREA A: A PORTION OF PARCEL 1 TO BENEFIT PARCEL 2 FOR INGRESS AND EGRESS TO, FROM AND BETWEEN ALL PORTIONS OF PARCEL 2 AND AREA C.

AREA B: A PORTION OF PARCEL 1 TO BENEFIT PARCEL 2 FOR PARKING PURPOSES.

AREA C: A PORTION OF PARCEL 1 TO BENEFIT PARCELS 1, 2 AND 3 FOR SIGNAGE PURPOSES.

AREA D: A PORTION OF PARCEL 3 TO BENEFIT PARCEL 2 FOR PROPANE TANK(S) AND APPURTENANCES THERETO.

AREA E: A PORTION OF PARCEL 3 TO BENEFIT PARCEL 2 FOR INGRESS AND EGRESS TO, FROM AND BETWEEN ALL PORTIONS OF PARCEL 3 AND AREA D.

AREA F: A PORTION OF PARCEL 2 TO BENEFIT PARCEL 3 FOR INGRESS AND EGRESS TO, FROM AND BETWEEN ALL PORTIONS OF PARCEL 3.



LOCATION MAP
 ROOM FOUR, LLC
PARCEL MAP
 A PORTION OF
 SECTION 3, T 14 N, R 09 E, MDM
 CITY OF COLFAX
 PLACER COUNTY, CALIFORNIA
 SCALE: 1" = 40' MAY 2014



**Recording Requested By and
When Recorded Mail To:**

Reynolds Maddux LLP
c/o R. Monti Reynolds
500 Auburn Folsom Road, Suite 210
Auburn, CA 95603

Space Above This Line For Recorder’s Use Only

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this “*Agreement*”), dated for reference purposes only as of _____, 2014, is made and entered into by Room Four, LLC, a California limited liability company (“*Subdivider*”).

RECITALS

The undersigned enters into this Agreement with reference to the following facts:

A. Subdivider is the legal owner of that certain real property, located in the City of Colfax, County of Placer, State of California, more particularly described in **Exhibit A** attached hereto and incorporated by reference (the “*Property*”).

B. Subdivider has subdivided the Property into three separate legal parcels by means of a Parcel Map, recorded _____ (the “*Map*”).

C. The three separate legal parcels created by the Map are labeled on the Map as “*Parcel 1*”, “*Parcel 2*”, and “*Parcel 3*” and are referred to as such in this Agreement. Parcel 1 is the most northerly parcel. Parcel 3 is the most southerly parcel. Parcel 2 lies between Parcel 1 and Parcel 3. Parcel 1, Parcel 2 and Parcel 3 are sometimes individually referred to as a “*Parcel*” and collectively as the “*Parcels*”.

D. Among other things, Parcel 1 presently contains a restaurant with a drive through facility. Among other things, Parcel 2 presently contains a two-story building housing a restaurant on the top floor and mixed commercial space on the bottom floor. Among other things, Parcel 3 presently contains a motel complex.

E. As a condition of approval of the Map, the City of Colfax (the “*City*”) has required that this Agreement be executed and recorded by Subdivider so that if and when any or all of the Parcels are conveyed to third parties, rights of access over and parking, signage and propane tank usage on the various Parcels shall be established.

F. The locations of the easements referenced in this Agreement are designated on page 3 of the Map, titled "Easement Location Map" (the "*Location Page*")

NOW, THEREFORE, in consideration of the mutual agreements contained herein and for good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the undersigned hereby declares and agrees as follows:

AGREEMENT

1. Construction of Document / CC&Rs.

The purpose of this Agreement is to establish rights of access over and parking, signage and propane tank usage on Parcel 1, Parcel 2 and Parcel 3 if and when any or all of such Parcels are conveyed to separate parties. The easements contained in this Agreement shall be deemed to become effective immediately and shall be operative at any time separate tenancy or ownership of the Parcels occurs or reoccurs. Notwithstanding that Subdivider owns all of the Parcels today, the easements conveyed shall not be subject to the doctrine of merger or any other doctrine that would terminate or preclude the granting of an easement over one's own property. If any such doctrine cannot be waived or be deemed to apply notwithstanding the foregoing sentence, then this Agreement shall be interpreted as and constitute a declaration of covenants, conditions and restrictions ("*CC&Rs*"), binding on the Subdivider and its successors-in-interest. The benefit and burden of such CC&Rs shall run with the land, binding successive owners. Such CC&Rs shall be for the benefit of the current and successive owners and the City. Accordingly, it is hereby declared that the Property shall be held, sold, conveyed, leased, rented, encumbered and used subject to the terms of this Agreement, including its easements, rights, assessments, liens, charges, covenants, servitudes, restrictions, limitations, conditions and uses to which the Property may be put, hereby specifying that this Agreement shall operate for the mutual benefit of the owners of all Parcels (collectively, the "*Owners*") and shall constitute equitable servitudes and covenants that run with the land. This Agreement shall be binding on and for the benefit of the Owners, the City and each of their respective successors and assigns, and all subsequent Owners of all or any part of the Property, together with all of the foregoing parties' grantees, successors, heirs, executors, administrators, devisees, assigns and lessees, and shall be imposed upon all of the Parcels as equitable servitudes' in favor of each and every other Parcel and owner thereof as the dominant tenement.

2. Grant of Easements Benefiting Parcel 2.

a. Subject to the terms and conditions of this Agreement, the owner of Parcel 2 ("*Owner 2*") and his or her successors and assigns in perpetuity are hereby granted a nonexclusive easement upon, over and across that portion of Parcel 1 labeled "Area A" on the Locations Page ("*Area A*") for the ingress and egress of vehicles (including, without limitation, trucks, delivery vehicles and heavy equipment) and pedestrians to, from and between all portions of Parcel 2 and Area C (as defined below) (the "*2 Over 1 Access Easement*"). Such easement shall burden and run with Parcel 1, shall be appurtenant to and run with Parcel 2 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 2 and his or her successors and assigns.

b. Subject to the terms and conditions of this Agreement, Owner 2 and his or her successors and assigns in perpetuity are hereby granted a nonexclusive easement upon, over and across those portions of Parcel 1 labeled “Area B” on the Locations Page (“**Area B**”) for the parking of vehicles of visitors, customers and other invitees of Owner 2, of his or her successors and assigns and of any and all lessees or sublessees conducting business on or otherwise using Parcel 2 (the “**2 Over 1 Parking Easement**”). Parking shall be on a “first come first served” basis with other parties with the right to park on Parcel 1. Parking shall be only in marked parking spaces. The owner of Parcel 1 (“**Owner 1**”) shall not grant a parking easement on Parcel 1 to any third party. Neither Owner 1 nor Owner 2 shall designate reserved spaces (other than handicapped spaces) within Area B. Neither Owner 1 nor Owner 2 shall engage in or allow overnight parking within Area B. The 2 Over 1 Parking Easement shall burden and run with Parcel 1, shall be appurtenant to and run with Parcel 2 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 2 and his or her successors and assigns.

c. Subject to the terms and conditions of this Agreement, Owner 2 and his or her successors and assigns in perpetuity are hereby granted an easement upon, above, over and across those two portions of Parcel 1 labeled “Area C” on the Locations Page (“**Area C**”) for the placement, maintenance, repair and replacement of signage by Owner 2 and his or her successors and assigns (the “**2 Over 1 Signage Easement**”); provided that all such signage shall comply with all City signage ordinances and shall be subject to the provisions of Section 6. This paragraph shall not be construed as granting each occupant of Parcel 2 an independent right to have a sign but rather that Parcel 2 as a whole shall have certain signage rights that shall be allocated between such parties in accordance with Section 6 and various agreements arranged by Owner 2 and his or her successors and assigns. The 2 Over 1 Signage Easement shall burden and run with Parcel 1, shall be appurtenant to and run with Parcel 2 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 2 and his or her successors and assigns.

d. Subject to the terms and conditions of this Agreement, Owner 2 and his or her successors and assigns in perpetuity are hereby granted an easement upon, above, over and across that portion of Parcel 3 labeled “Area D” on the Locations Page (“**Area D**”) for the placement, replacement, maintenance and repair of propane tanks, meters and similar ancillary machinery and underground propane pipelines by Owner 2 and his or her successors and assigns (the “**2 Over 3 Propane Easement**”). Such easement shall burden and run with Parcel 3, shall be appurtenant to and run with Parcel 2 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 2 and his or her successors and assigns.

e. Subject to the terms and conditions of this Agreement, Owner 2 and his or her successors and assigns in perpetuity are hereby granted a nonexclusive easement upon, over and across that portion of Parcel 3 labeled “Area E” on the Locations Page (“**Area E**”) for the ingress and egress of vehicles (including, without limitation, trucks, delivery vehicles and heavy equipment) and pedestrians to, from and between Parcel 2 and Area D (the “**2 Over 3 Propane Access Easement**”) solely for purposes of accessing Area D for purposes of exercising rights under the 2 Over 3 Propane Easement. Such easement shall burden and run with Parcel 3, shall be appurtenant to and run with Parcel 2 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 2 and his or her successors and assigns.

3. **Grant of Easements Benefiting Parcel 3.**

a. Subject to the terms and conditions of this Agreement, the owner of Parcel 3 (“*Owner 3*”) and his or her successors and assigns in perpetuity are hereby granted a nonexclusive easement upon, over and across that portion of Parcel 2 labeled “Area F” on the Locations Page (“*Area F*”) for the ingress and egress of vehicles (including, without limitation, trucks, delivery vehicles and heavy equipment) and pedestrians to, from and between all portions of Parcel 3 (the “*3 Over 2 Access Easement*”). Such easement shall burden and run with Parcel 2, shall be appurtenant to and run with Parcel 3 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 3 and his or her successors and assigns.

b. Subject to the terms and conditions of this Agreement, Owner 3 and his or her successors and assigns in perpetuity are hereby granted an easement upon, above, over and across Area C for the placement, maintenance, repair and replacement of signage by Owner 3 and his or her successors and assigns (the “*3 Over 1 Signage Easement*”); provided that all such signage shall comply with all City signage ordinances and shall be subject to the provisions of Section 6. This paragraph shall not be construed as granting each occupant of Parcel 3 an independent right to have a sign but rather that Parcel 3 as a whole shall have certain signage rights that shall be allocated between such parties in accordance with Section 6 and various agreements arranged by Owner 3 and his or her successors and assigns. The 3 Over 1 Signage Easement shall burden and run with Parcel 1, shall be appurtenant to and run with Parcel 3 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 3 and his or her successors and assigns.

c. Subject to the terms and conditions of this Agreement, Owner 3 and his or her successors and assigns in perpetuity are hereby granted a nonexclusive easement upon, over and across Area A for the ingress and egress of vehicles (including, without limitation, trucks, delivery vehicles and heavy equipment) and pedestrians to, from and between the public right of way and Area C (the “*3 Over 1 Signage Access Easement*”) solely for purposes of accessing Area C for purposes of exercising its rights under the 3 Over 1 Signage Easement. Such easement shall burden and run with Parcel 1, shall be appurtenant to and run with Parcel 3 (and each portion thereof, if further subdivided), and shall inure to the benefit of Owner 3 and his or her successors and assigns.

4. **Acknowledgements, Easements and CC&Rs as to Storm Water Runoff.**

It is acknowledged that the Parcels are located on a slope with Parcel 1 generally being the highest in elevation and Parcel 3 generally being the lowest. Presently, a portion of the storm water runoff from Parcel 1 flows onto Parcel 2 and a portion of the storm water runoff from Parcel 2 flows onto Parcel 3. Certain improvements currently channel portions of the storm water collecting on the various Parcels and concentrate its discharge on the adjoining Parcel downslope. The Owners and each of their successors and assigns in perpetuity shall accept the storm water runoff of the upslope Parcels whether as natural sheet flow, as it is currently being redirected or concentrated or as it may be required to be redirected or concentrated to comply with current or future City or other governmental agency laws, rules or regulations. Each of the Owners shall not change the current concentration or direction patterns except as reasonably necessary to comply with current or future City or other governmental agency laws, rules or regulations.

ATTACHMENT C

5. General Easement Provisions

a. All of the easements granted pursuant to this Agreement may be referred to individually as an “*Easement*” and collectively as the “*Easements*”. The 2 Over 1 Access Easement, the 3 Over 2 Access Easement, the 2 Over 3 Propane Access Easement and the 3 Over 1 Signage Access Easement are sometimes individually referred to as an “*Access Easement*” and collectively as the “*Access Easements*”. The 2 Over 1 Signage Easement and the 3 Over 1 Signage Easement are sometimes individually referred to as a “*Signage Easement*” and collectively as the “*Signage Easements*”.

b. Should any of the Parcels be subdivided into smaller parcels in the future, the Easements shall service, burden, be appurtenant to, run with and inure to the benefit of such smaller parcels, their owners and the successors and assigns; provided this paragraph shall not be construed as granting each subdivided parcel of Parcel 2 or Parcel 3 an independent right under the Signage Easements, such rights to allocated prior to any subdivision.

c. All Owners and future owners of the Parcels are prohibited from performing any activities on their respective Parcels that would unreasonably interfere with or be detrimental to the proper use and function of the Easements. However, the Owners and future owners of the Properties may use their property for any purpose which will not unreasonably interfere with the lawful use of the Easements, including without limitation installing, maintaining, and repairing structures, utilities and other improvements on their Parcels.

d. All Owners and future owners of the Parcels are prohibited from impairing, impeding or otherwise delaying the use of the Access Easements in any way, including, without limitation, the installation of any gate or similar device within the areas affected by such easements.

6. Signs.

a. Area C consists of two areas on Parcel 1, one in the Northeast corner of Parcel 1 (“*Area CNE*”) and one in the Southwest corner of Parcel 1 (“*Area CSW*”). Area CNE contains two 40+ foot high, freeway visible poles, one of which holds a sign reading “EAT” (the sign and pole collectively being the “*Eat Sign*”) and the other holds a several signs, the largest of which reads “MOTEL” (the signs and pole collectively being the “*Motel Sign*”). Area CSW contains a sign depicted on Exhibit B hereto (the “*Monument Sign*”), the top portion of which currently advertises the motel on Parcel 3 and the bottom four portions of which advertise the restaurant and other businesses on Parcel Two. All signs referenced in this Section and any further signs that may be added by amendment of this Agreement are sometimes individually referred to as a “*Sign*” and collectively as the “*Signs*”). No Owner or third party shall erect, install, or otherwise utilize signs or other advertising or decorative materials within Area C other than as set forth in this Section and in compliance with all City and other applicable signage law, rules and regulations. No Owner or third party shall change the content of any Sign except as may be allowed below.

b. Owner 1 and Owner 2 and their respective successors and assigns shall equally share the maintenance costs of the Eat Sign and the power thereto. They may change the content of the Eat Sign only upon written agreement of both Owners. Owner 3 and his or her respective successors and assigns shall bear the maintenance costs and control the content of the Motel Sign and the power thereto. All three owners shall equally share any and all maintenance costs of Area CNE not

otherwise allocated in this paragraph.

c. Owner 2 and Owner 3 and their respective successors and assigns shall equally share the maintenance costs of Area CSW and the Monument Sign, except as stated to the contrary below. Owner 3 and his or her successors and assigns, shall control and may change, at Owner 3's sole cost and expense, the content of the top portion of the Monument Sign that currently advertises the motel on Parcel 3. Owner 2 and his or her successors and assigns, shall control and may change, at Owner 2's sole cost and expense, the content of the bottom four portions of the Monument Sign that currently advertise the restaurant and other tenants of Parcel 2.

d. If and when necessary, all Signs shall be replaced, reconstructed and maintained in a first class manner and with first class materials. Signs shall not be changed in size, material, shape or general color scheme without first obtaining (i) any required approval of the City and of any other applicable governmental authority, and (ii) the written consent of all then current Owners, which consent shall not be unreasonably withheld or delayed. All such changes shall be professionally designed. Parties responsible for Sign maintenance shall maintain Parcel 1 free from any and mechanic or materialmen's liens.

7. Access and Parking Maintenance and Repair.

a. Owner 1 and Owner 2, and their respective successors and assigns, shall equally share the cost of cleaning and maintaining Area A and Area B. Owner 2 and Owner 3, and their respective successors and assigns, shall equally share the cost of cleaning and maintaining Area D, Area E and Area F. Maintenance shall include, without limitation, paving, resealing and restriping paved areas as needed to keep them in an attractive condition and in good repair. The reasonable determination of when maintenance actions are necessary shall be made by the Owner of the burdened parcel. Such Owner shall seek reasonable third party bids for the maintenance action and provide a copy of such bids to the benefited Owner. If the benefited Owner fails to pay to the contractor its share of the reasonable bid within 30 days of presentment, then the burdened Owner may either terminate the project or proceed at its own cost. If the burdened Owner proceeds, the benefited Owner shall reimburse it for half of its costs; provided that if such reimbursement does not occur within thirty (30) day of presentment of the demand for reimbursement accompanied by proof of payment, the rights of the benefited Owner over the repaired area may suspended until such time as reimbursement is paid in full.

b. Notwithstanding the provisions of the foregoing paragraph to the contrary, if any Owner's or their invitees use of an easement cause damage to the paving, sealing or striping of any easement area, then the damaging Owner shall be fully responsible for the repair of the damage. Failure to promptly repair and replace damage shall result in the suspension of all easement rights under this Agreement.

c. All maintenance under this section shall be conducted by licensed contractors carrying commercially reasonable levels of insurance. All maintenance shall be conducted in such a manner as to maintain the underlying Parcel free and clear from any and all mechanics and materialmens liens.

Indemnity.

Each Owner and its successors and assigns (each an “*Indemnitor*”) shall indemnify, defend and hold the other Owners and their successors and assigns (each an “*Indemnitee*”) free and harmless from any and all claims, liabilities, judgments, losses, costs or expenses, including attorneys’ fees, arising or resulting from or attributable to (a) the Indemnitor’s use of the Easement Areas, or any use by his or her tenants or Indemnitor’s or such tenants’ agents, invitees or contractors, or (b) Indemnitor’s material breach of its obligations arising under this Agreement.

8. Insurance.

Each Owner and each their respective successors and assigns shall procure and maintain in full force and effect a policy of commercial general liability insurance protecting and insuring both the insuring Owner and the Owner of any Parcel that is burdened by and an Easement benefiting the insuring Owner’s Parcel from any damage or injury occurring on the insuring Owner’s Parcel and on within any Easement that benefits the insuring Owner’s Parcel. Such insurance shall be underwritten by companies duly authorized to conduct business in the State of California. Such insurance shall have a combined single limit of liability of not less than Two Million Dollars (\$2,000,000.00). Upon request by any Owner, any insuring Owner shall provide a certificate of insurance demonstrating compliance with this Section.

9. No Additional Rights.

Each Owner acknowledges and agrees that this Agreement reflects all of his or her respective rights with respect to the other Owners’ Parcels and that he or she has no additional rights to pass over the other Parcels other than those as described in this Agreement.

11. Governing Law and Venue.

This Agreement shall be governed by the laws of the State of California without regard to its conflict of laws provisions. Venue for any civil proceeding shall be in the Superior Courts in and for the County of Placer.

12. Successors and Assigns.

All covenants and agreements contained herein shall apply to and run with the land. This Agreement shall inure to the benefit of and be binding on the parties hereto and their successors and assigns, including all subsequent owners of any portion of the Property. All purchasers or subsequent owners of these properties, by the acceptance of deeds or the signing of agreements, shall thereby agree to be bound by the covenants contained herein.

13. Attorneys’ Fees.

If any legal action, arbitration or proceeding is commenced by any party to enforce or interpret any provision of this Agreement, the prevailing party shall be entitled to recover from the losing party reasonable attorneys’ fees and court costs in such amounts as shall be set by the court or arbitrator.

14. Entire Agreement.

This Agreement constitutes the entire understanding of the parties with respect to its subject matter and supersedes all negotiations and prior agreements between or among the parties. The parties have made no representations, arrangements, or understandings concerning this Agreement which are not fully expressed herein.

15. Full Understanding.

All parties have executed this document with full knowledge of its significance and hereby accept all of its terms. All parties have been advised to consult with their own attorneys, consultants or experts regarding this Agreement and they have had an opportunity to do so if desired. All parties participated in drafting this Agreement and no provision shall be interpreted in favor of or against a party based on which party drafted such provision.

16. Amendment.

This Agreement and the location of the areas encumbered by the Easements Areas may only be modified, amended or terminated by a written agreement signed by all of the then current legal owners of all portions of the Property; provided however, that any such amendment of this Agreement shall be approved in writing by the City prior to its execution and recording. City approval shall not be unreasonably withheld or delayed. Any amendment that is not approved in writing or ratified by the City shall be null and void and of no force and effect.

IN WITNESS WHEREOF, the undersigned parties have read this Agreement and have duly executed this Agreement on the date written herein, effective as of the date set forth above.

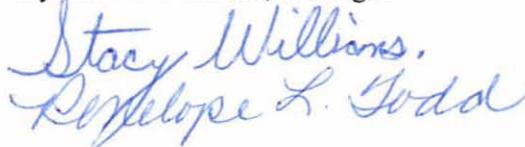
SUBDIVIDER

ROOM FOUR, LLC, a California
limited liability company

DATED: 5-14-14



By: Steve Williams, Manager



AAF260-2

Signature must be acknowledged by a Notary Public

EXHIBIT A

(LEGAL DESCRIPTION OF THE PROPERTY)

EXHIBIT B

(DRAWING OR PICTURE OF CURRENT MONUMENT SIGN)

ATTACHMENT C

State of CA

County of Placer

On 14th day of May, 2014 before me, Marianne Bagwell a Notary Public, personally appeared Steve Williams and Stacy Williams and Penelope L. Todd, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

Name: Marianne Bagwell
(typed or printed)



(Seal)

Exhibit "A"
Legal Description

A portion of the Northwest one-quarter of Section 1, Township 11 North, Range 7 East, M.D.M., being also a portion of the Parcel of land shown and designated as Parcel "4" on that certain map entitled "Parcel Map No. 75227", etc, filed May 27, 1993, in Book 27 of Parcel Maps, at Page 118, Placer County Records, described as follows:

Beginning at the most southerly Southwest corner of said Parcel "4" as shown and designated on the above forementioned parcel map; running thence along the West line of said parcel "4", North 12°11'38" East 302.85 feet to the Northwesterly corner of the Parcel being described, thence along the North line of the parcel being described, North 89°46'59" East 278.50 feet to a point on the centerline of a stream, thence along the centerline of the stream the following four (4) consecutive courses. (1) North 56°07'17" East 46.80 feet; thence (2) North 24°00'30" East 45.22 feet, thence (3) North 51°15'52" East 31.72 feet; thence (4) South 82°41'05" East 18.72 feet; thence leaving the stream centerline North 62°53'53" East 230.24 feet to a point on the East line of said Parcel "4"; thence along the East line South 01°11'46" West 484.51 feet to the Southeast corner of said Parcel "4"; thence along the South line South 89°46'50" West 637.87 feet to the point of beginning.

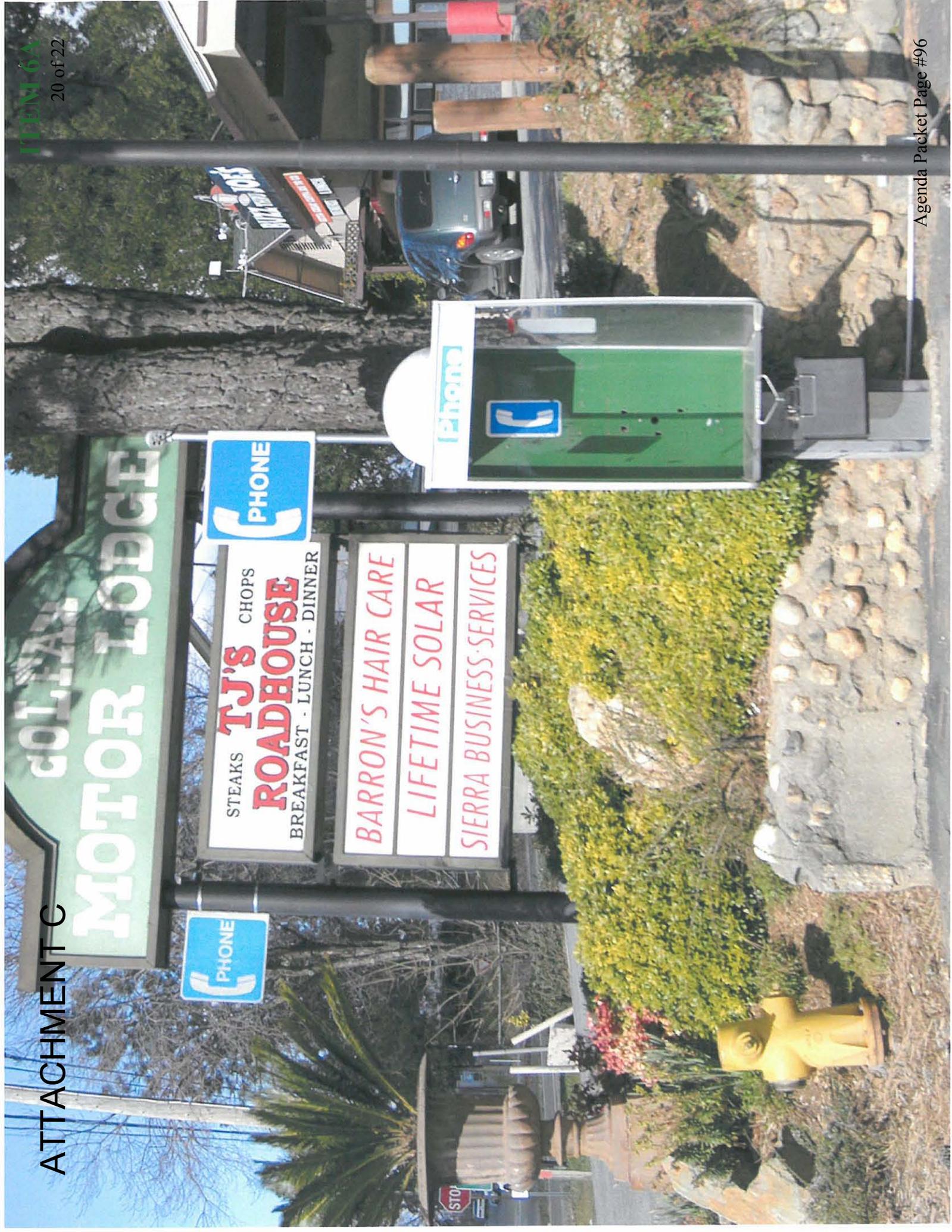
Excepting from a portion of said land all oil, gas and other hydrocarbons and minerals, as the same were reserved by Bank of America National Trust and Savings Association in Deed recorded August 1, 1945 in Book 457 Page 15 Official Records of Placer County.

Also excepting from a portion of said land all oil, gas, minerals and other hydrocarbons at a depth of 100 feet or more below the surface thereof, as set forth in Quitclaim Deed from Capital Company to Ray Niegel recorded March 21, 1961 under recorder's Series No. 3938, Placer County Records.

Together with an easement for road and utility purposes, as shown on that certain map filed in Book 27 of Parcel Maps, at Page 118, Placer County Records and recorded in Document 91-000631, Placer County Official Records.

Also together with an easement for road purposes, as shown on that certain map filed in Book 27 of Parcel Maps, at Page 118, Placer County Records and recorded in those deeds in Volume 876 at Page 626; Volume 878 at Page 534 and Volume 900 at Page 235, filed in Placer County Official Records.

Apn: 037-011-066





City of Colfax

Resolution No. 11 - 2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLFAX APPROVING
PARCEL MAP 01-11 AND ACCEPTING THE CORRESPONDING RECIPROCAL
EASEMENT AGREEMENT.**

WHEREAS, the City of Colfax Planning Commission conditionally approved the Tentative Parcel Map 01-11 and adopted a Mitigated Negative Declaration for the parcel map ; and

WHEREAS, the subdivider has prepared the parcel map through a licensed professional and a reciprocal easement agreement as required by the Conditions of Approval; and

WHEREAS, the Contract City Surveyor has checked the parcel map and found it to be technically correct; and the Contract City Engineer has found it to be in substantial conformance with the Tentative Parcel Map, the Conditions of Approval and the State Subdivision Map Act; and

WHEREAS, the City Engineer has accepted as to form the reciprocal easement agreement and all improvements; and

WHEREAS, the parcel map conforms to the Mitigated Negative Declarations under the California Environmental Quality Act and the Mitigation Monitoring and Reporting Program.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Colfax as follows:

1. The foregoing recitals are true and correct statements of fact and are incorporated into this Resolution by this reference.
2. Approves Parcel Map 01-11 and accepts the corresponding reciprocal easement agreement.
3. Authorizes the City Clerk to record the parcel map and reciprocal easement agreement together with the Placer County Recorder once all fees owed to the City of Colfax related to this map are paid in full.

PASSED AND ADOPTED, this 28th day of May, 2014, by the City Council of the City of Colfax, by the following roll call vote:

AYES:

NOES:

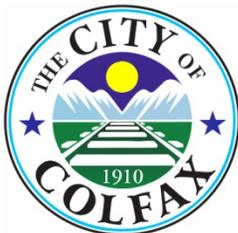
ABSENT:

ABSTAIN:

Tony Hesch, Mayor

ATTEST:

Lorraine Cassidy, City Clerk



STAFF REPORT TO THE COLFAX CITY COUNCIL

FOR THE May 28, 2014 COUNCIL MEETING

FROM: Mark Miller, City Manager

PREPARED BY: Laurie Van Groningen, Finance Director

DATE: May 14, 2014

SUBJECT: City of Colfax Cash Summary Report: April 30, 2014

<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	FUNDED	<input type="checkbox"/>	UN-FUNDED	AMOUNT:	FROM FUND:
-------------------------------------	-----	--------------------------	--------	--------------------------	-----------	---------	------------

RECOMMENDED ACTION: Approve and File City of Colfax Cash Summary Report: April 30, 2014.

SUMMARY:

Staff recommends that the Council accepts and files the Colfax Cash Summary Report: for April 2014.

BACKGROUND AND ANALYSIS:

These monthly financial reports include General Fund Unassigned Cash Analysis Graphs and the City of Colfax Cash Summary Report (with supporting documentation). The reports are prepared monthly on a cash basis and are reconciled to the General Ledger accounting system, previous reports and bank statements. Detailed budget comparisons are provided as a mid-year report (as presented at February 26, 2014 meeting) and also as part of the proposed budget process each year.

The purpose of the reports is to provide status of funds and transparency for council and the public of the financial transactions of the City.

CONCLUSION:

The attached reports reflect an overview of the financial transactions of the City of Colfax in April 2014.

Monthly highlights include:

- Received final reimbursement for the Pond3/I&I Mitigation/SCADA project from the State Water Board - \$612K
- Paid off County loan - \$1,000K
- Made final payment on Settlement Agreement

ATTACHMENTS:

1. General Fund Unassigned Cash Analysis Graphs
 - a. Cash Analysis – Balance
 - b. Cash Balance Activity
 - c. Expenses by Month
 - d. Revenues by Month
2. Cash Summary – March 2014
 - a. Cash Transaction Report – by individual fund
 - b. Check Register Report
 - c. Daily Cash Summary Report

City of Colfax
Cash Summary
April 30, 2014

	Balance 03/31/14	Revenues In	Expenses Out	Transfers	Balance 04/30/14
US Bank	\$ 198,449.07	\$ 960,979.80	\$ (1,447,415.16)	\$ 400,000.00	\$ 112,013.71
LAIF	\$ 1,872,424.24	\$ 1,545.91		\$ 600,000.00	\$ 2,473,970.15
LAIF - County Loan	\$ 1,000,000.00			\$ (1,000,000.00)	\$ -
Total Cash - General Ledger	\$ 3,070,873.31	\$ 962,525.71	\$ (1,447,415.16)	\$ -	\$ 2,585,983.86
Petty Cash (In Safe)	\$ 300.00				\$ 300.00
Total Cash	\$ 3,071,173.31	\$ 962,525.71	\$ (1,447,415.16)	\$ -	\$ 2,586,283.86

Change in Cash Account Balance - Total \$ (484,889.45)

Attached Reports:

- 1. Cash Transactions Report (By Individual Fund)
 - 2. Check Register Report (Accounts Payable) \$ (1,275,926.55)
 - 3. Cash Receipts - Daily Cash Summary Report \$ 728,683.54
 - Payroll Checks and Tax Deposits \$ (44,468.81)
 - Utility Billings - Receipts \$ 99,682.74
 - Voided Check \$ 5,742.95
 - LAIF Qtrly Interest \$ 1,545.91
 - Bank Service Charges \$ (149.23)
- \$ (484,889.45) \$ -

Prepared by: Laurie Van Groningen
Laurie Van Groningen, Finance Director

Reviewed by: Mark Miller
Mark Miller, City Manager

Cash Transactions Report - April 2014

	Beginning Balance	Debit Revenues	Credit (Expenditures)	Ending Balance
Fund Type: 1.11 - General Fund - Unassigned				
Fund: 100 - General Fund	\$ 363,907.57	\$ 136,517.25	\$ (138,642.03)	\$ 361,782.79
Fund: 120 - Land Development Fees	\$ 29,486.30	\$ 6,179.30	\$ (4,978.10)	\$ 30,687.50
Fund: 570 - Garbage Fund	\$ (324,284.51)	\$ 10,750.00	\$ -	\$ (313,534.51)
Fund Type: 1.11 - General Fund - Unassigned	\$ 69,109.36	\$ 153,446.55	\$ (143,620.13)	\$ 78,935.78
Fund Type: 1.14 - General Fund - Restricted				
Fund: 571 - AB939 Landfill Diversion	\$ 30,767.26		\$ -	\$ 30,767.26
Fund: 572 - Landfill Post Closure Maintenance	\$ 744,139.64	\$ 20,098.59	\$ (2,801.27)	\$ 761,436.96
Fund Type: 1.14 - General Fund - Restricted	\$ 774,906.90	\$ 20,098.59	\$ (2,801.27)	\$ 792,204.22
Fund Type: 1.24 - Special Rev Funds - Restricted				
Fund: 210 - Mitigation Fees - Roads	\$ 8,419.38	\$ 4.24		\$ 8,423.62
Fund: 211 - Mitigation Fees - Drainage	\$ 2,979.41	\$ 1.50		\$ 2,980.91
Fund: 212 - Mitigation Fees - Trails	\$ 45,678.07	\$ 22.97		\$ 45,701.04
Fund: 213 - Mitigation Fees - Parks/Rec	\$ 91,673.70	\$ 46.10		\$ 91,719.80
Fund: 214 - Mitigation Fees - City Bldgs	\$ 444.99	\$ 0.23		\$ 445.22
Fund: 215 - Mitigation Fees - Vehicles	\$ 230.52	\$ 0.12		\$ 230.64
Fund: 217 - Mitigation Fees - DT Parking	\$ 26,017.34	\$ 13.09		\$ 26,030.43
Fund: 218 - Support Law Enforcement	\$ (21,652.79)	\$ 9,886.54		\$ (11,766.25)
Fund: 236 - CDBG Revitalization Zone	\$ (4,543.13)	\$ -		\$ (4,543.13)
Fund: 241 - CDBG Housing Rehabilitation	\$ 94,128.41	\$ 47.33		\$ 94,175.74
Fund: 244 - CDBG MicroEnterprise Lending	\$ 114,792.45	\$ 57.67		\$ 114,850.12
Fund: 250 - Streets - Roads/Transportation	\$ (47,057.88)	\$ -	\$ (10,271.91)	\$ (57,329.79)
Fund: 253 - Gas Taxes	\$ 66,752.76	\$ 14,028.56	\$ (6,336.58)	\$ 74,444.74
Fund: 270 - Beverage Container Recycling	\$ 28,308.87	\$ 5,014.35	\$ (111.12)	\$ 33,212.10
Fund: 280 - Oil Recycling	\$ (522.85)	\$ 350.00	\$ (229.33)	\$ (402.18)
Fund: 286 - Bricks	\$ 5,228.16	\$ 2.63	\$ -	\$ 5,230.79
Fund: 292 - Fire Department Capital Funds	\$ 27,146.80	\$ 13.65	\$ -	\$ 27,160.45
Fund Type: 1.24 - Special Rev Funds - Restrict	\$ 438,024.21	\$ 29,488.98	\$ (16,948.94)	\$ 450,564.25
Fund Type: 1.34 - Capital Projects - Restricted				
Fund: 344 - PROP 40 Capital Projects	\$ -			\$ -
Fund: 350 - Street Improvement Projects	\$ 196,873.91	\$ 101.09	\$ (24,404.12)	\$ 172,570.88
Fund Type: 1.34 - Capital Projects - Restricted	\$ 196,873.91	\$ 101.09	\$ (24,404.12)	\$ 172,570.88
Fund Type: 2.11 - Enterprise Funds - Unassigned				
Fund: 560 - Sewer	\$ 301,838.30	\$ 63,241.02	\$ (1,202,481.92)	\$ (837,402.60)
Fund: 561 - Sewer Liftstations	\$ 415,640.88	\$ 12,573.53	\$ (13,631.95)	\$ 414,582.46
Fund: 563 - Wastewater Treatment Plant	\$ 916,980.93	\$ 26,913.31		\$ 943,894.24
Fund: 565 - General Obligation Bond 1978	\$ 24,855.04	\$ 141.79		\$ 24,996.83
Fund: 567 - Inflow & Infiltration	\$ 551,768.55	\$ 274.84		\$ 552,043.39
Fund Type: 2.11 - Enterprise Funds - Unassign	\$ 2,211,083.70	\$ 103,144.49	\$ (1,216,113.87)	\$ 1,098,114.32
Fund Type: 2.14 - Enterprise Funds - Restricted				
Fund: 569 - Pond 3 Lining- I&I Repair	\$ (619,124.77)	\$ 612,481.68		\$ (6,643.09)
Fund Type: 2.14 - Enterprise Funds - Restrict	\$ (619,124.77)	\$ 612,481.68	\$ -	\$ (6,643.09)
Fund Type: 9.0 - CLEARING ACCOUNT				
Fund: 998 - PAYROLL CLEARING FUND	\$ -	\$ 43,764.33	\$ (43,526.83)	\$ 237.50
Fund Type: 9.0 - CLEARING ACCOUNT	\$ -	\$ 43,764.33	\$ (43,526.83)	\$ 237.50
Grand Totals:	\$ 3,070,873.31	\$ 962,525.71	\$ (1,447,415.16)	\$ 2,585,983.86

Check Register Report

ITEM 6B

Checks Processed - April 2014

Date: 4 of 12
05/12/2014
Time: 10:18 am
Page: 1

CITY OF COLFAX

BANK: US BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
US BANK Checks							
49867	04/03/2014	Printed		01771	A T.E.E.M. ELECTRICAL ENGINEER	SCADA PROGRAMING	1,000.00
49868	04/03/2014	Printed		01790	AUBURN OFFICE PRODUCTS	SUPPLIES	90.44
49869	04/03/2014	Printed		09455	INLAND BUSINESS SYSTEMS	COPY MACHINE COPY CHARGES	231.82
49870	04/03/2014	Printed		16009	SEAN PATRICK	WWTP CONSULTANT MAR '14	860.00
49871	04/03/2014	Printed		06011	PELLETREAU, ALDERSON & CABRAL	LEGAL FEES MAR '14	4,264.74
49872	04/03/2014	Printed		16040	PITNEY BOWES	POSTAGE METER LEASE	156.34
49873	04/03/2014	Printed		21131	UNION PACIFIC RAILROAD COMPANY	PEDESTRIAN XING PROJECT,	14,455.62
49874	04/03/2014	Printed		22106	VAN GRONINGEN & ASSOCIATES	FINANCE CONSULTANT MAR '13	6,142.50
49875	04/03/2014	Printed		22115	VERIZON CALIFORNIA	Missapplied payment	327.63
49876	04/03/2014	Printed		23169	WAVE BUSINESS SOLUTIONS	INTERNET/PHONE CITY HALL	297.88
49877	04/10/2014	Printed		01448	AMERIGAS - COLFAX	PROPANE CITY HALL	1,064.66
49878	04/10/2014	Printed		01460	AMERIPRIDE UNIFORM SERVICE	UNIFORMS & SUPPLIES	354.60
49879	04/10/2014	Printed		01790	AUBURN OFFICE PRODUCTS	SUPPLIES	40.37
49880	04/10/2014	Printed		02084	BRIGIT S. BARNES & ASSOCIATES	PLANNING SERVICES MAR '14	5,529.70
49881	04/10/2014	Printed		03121	CALIFORNIA BUILDING	BUILDING FEE REPORT	11.00
49882	04/10/2014	Printed		04234	DE LANG LANDEN	COPY MACHINE CONTRACT	179.48
49883	04/10/2014	Printed		08050	HACH COMPANY	CHEMICALS & SUPPLIES	419.52
49884	04/10/2014	Printed		08159	HILL BROTHERS CHEMICAL CO.	CHEMICALS	1,902.45
49885	04/10/2014	Printed		08170	HILLS FLAT LUMBER CO	SUPPLIES	532.23
49886	04/10/2014	Printed		08660	HUNT AND SONS, INC.	GASOLINE PUBLIC WORKS	567.51
49887	04/10/2014	Printed		13562	MUNITEMPS	INTERIM CITY CLERK SERVICES	2,073.75
49888	04/10/2014	Printed		30031	ONE TIME VENDOR	PLAN CHECK REFUND	44.84
49889	04/10/2014	Printed		16035	PG&E	UTILITIES MAR '14	11,662.53
49890	04/10/2014	Printed		16735	POSTMASTER	PO BOX 699	272.00
49891	04/10/2014	Printed		18080	RAIN FOR RENT	LIFT STATION #2 REPAIR	2,622.58
49892	04/10/2014	Printed		18090	RAMOS	USED OIL FILTER PICKUP	30.00
49893	04/10/2014	Printed		18400	RIEBES AUTO PARTS	SUPPLIES MAR '14	199.84
49894	04/10/2014	Printed		19197	SEDD,SIERRA ECONOMIC DEVELOPMT	MEMBER DUES 2014/2015	500.00
49895	04/10/2014	Printed		19279	SERVICE ENGINEERING	POND #1 MAINTENANCE	630.00
49896	04/10/2014	Printed		19490	SMITH & LOVELESS, INC.	LIFT STATION REPAIR	708.11
49897	04/10/2014	Printed		19599	STAPLES BUSINESS ADVANTAGE	SUPPLIES	55.14
49898	04/10/2014	Printed		21130	UNION PACIFIC RAILROAD CO	UP ENVIRONMENTAL RIGH OF ENTRY	555.00
49899	04/10/2014	Printed		21560	US BANK CORPORATE PMT SYSTEM	SUPPLIES	2,146.51
49900	04/10/2014	Printed		23110	WALKER'S OFFICE SUPPLIES	TOILET PAPER	161.22
49901	04/10/2014	Printed		03133	WATER POLLUTION CONTROL SERV	WWTP OPERATIONS MAR '14	7,765.50
49902	04/10/2014	Printed		23169	WAVE BUSINESS SOLUTIONS	INTERNET HESCH	47.95
49903	04/10/2014	Printed		23301	WESTERN PLACER WASTE	SLUDGE REMOVAL MAR '14	397.54
49904	04/16/2014	Printed		12181	LAWYERS FOR CLEAN WATER	SETTLEMENT AGREEMENT 4/4	119,081.47
49905	04/16/2014	Printed		01414	ALHAMBRA & SIERRA SPRINGS	WATER CITY HALL/CORP YARD/WWTP	29.70
49906	04/16/2014	Printed		01500	ANDERSON'S SIERRA	POND 1 EQ BASIN	208.06
49907	04/16/2014	Printed		01766	AT&T MOBILITY	CELL PHONES MAR '14	371.99
49908	04/16/2014	Printed		04253	DEPARTMENT OF GENERAL SERVICES	SB 1186 FESS 01/01/13-12/31/14	131.40
49909	04/16/2014	Printed		06424	FLETCHER'S PLUMBING AND GRAINGER	CLEANING OF MAG & TANK OIL FOR AIR COMPRESSORS	1,237.50
49910	04/16/2014	Printed		07570	HILL BROTHERS CHEMICAL CO.	CHEMICALS	56.44
49911	04/16/2014	Printed		08159	KRUGER, INC.	FILTER	1,049.05
49912	04/16/2014	Printed		11130	PLACER COUNTY ADMINISTRATIVE	ANIMAL CONTROL	261.92
49913	04/16/2014	Printed		16139	PLACER COUNTY OPERATIONAL AREA	FIRE PROTECTION Q3 13/14	6,478.85
49914	04/16/2014	Printed		16500	PONTICELLO ENTERPRISES	ENGINEERING MAR '14	18,694.50
49915	04/16/2014	Printed		16727	SAC-VAL JANITORIAL SUPPLY	CLEANING SUPPLIES	65.94
49916	04/16/2014	Printed		18883	LARRY WALKER	NPDES/WWTP MONITORING	102.23
49917	04/16/2014	Printed		23101			

Check Register Report

ITEM 6B

Checks Processed - April 2014

Date: 5 of 12
05/12/2014

Time: 10:18 am

Page: 2

CITY OF COLFAX

BANK: US BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
US BANK Checks							
49918	04/16/2014	Printed		23169	WAVE BUSINESS SOLUTIONS	INTERNET CORP YARD	47.95
49919	04/24/2014	Printed		01448	AMERIGAS - COLFAX	PROPANE CORP YARD	211.06
49920	04/24/2014	Printed		08050	HACH COMPANY	ORGANIC CARBON TESTING	726.10
49921	04/24/2014	Printed		08490	HOLDREGE & KULL	GRASSVALLEY STREET UPPR PED	3,404.25
49922	04/24/2014	Printed		08660	HUNT AND SONS, INC.	GAS PUBLIC WORKS	483.59
49923	04/24/2014	Printed		13562	MUNITEMPS	INTERIM CITY CLERK SERVICES	1,955.25
49924	04/24/2014	Printed		14000	NAGY PRECISION MFG, INC.	CUSTOM STUB SHAFTS	1,264.00
49925	04/24/2014	Printed		16200W	PLACER COUNTY SHERIFFS DEPT.	PHONE PCSO MAR '14	154.16
49926	04/24/2014	Printed		16211	PLACER COUNTY TAX COLLECTOR	WWTP FACILITY NOTE 2012 PMT #2	1,010,592.47
49927	04/24/2014	Printed		18090	RAMOS	INSULATING OIL FOR SUBMERIBLE	182.05
49928	04/24/2014	Printed		19279	SERVICE ENGINEERING	LIFT STATION MAINTENANCE	1,265.00
49929	04/24/2014	Printed		19387	SIERRA FOOTHILL LABORATORY,INC	WWTP TESTING	150.00
49930	04/24/2014	Printed		23169	WAVE BUSINESS SOLUTIONS	INTERNET CITY HALL	182.95
49931	04/30/2014	Printed		04234	DE LANG LANDEN	COPY MACHINE CONTRACT	179.48
49932	04/30/2014	Printed		04400	DIAMOND WELL DRILLING CO.	WWTP MONITORING MAR '14	5,276.00
49933	04/30/2014	Printed		05220	ENVIRONMENTAL LEVERAGE INC	LIFT STATION BIOLOGICAL MICRO	139.82
49934	04/30/2014	Printed		06424	FLETCHER'S PLUMBING AND	WWTP VAC AND PRESSURE	1,237.50
49935	04/30/2014	Printed		07460	GOLD COUNTRY MEDIA	PUBLIC NOTICE, NEGATIVE DEC,	217.80
49936	04/30/2014	Printed		09455	INLAND BUSINESS SYSTEMS	COPY MACHINE COPY CHARGES	151.70
49937	04/30/2014	Void	04/30/2014	30031	ONE TIME VENDOR	REFUND EVENT APPLICATION	0.00
49938	04/30/2014	Printed		16139	PLACER COUNTY ADMINISTRATIVE	8 ID CARDS, 8 BADGES	296.00
49939	04/30/2014	Printed		16165	PLACER COUNTY ENVIRONMENTAL	LANDFILL CLOSURE TESTING	608.40
49940	04/30/2014	Printed		16500	PLACER OPERATIONAL AREA	FIRE PROTECTION Q2 13/14	5,742.95
49941	04/30/2014	Printed		19279	SERVICE ENGINEERING	LIFT STATION #2 MAINTENANCE	274.35
49942	04/30/2014	Printed		19694	STATE WATER POLLUTION CLEANUP	SEWER LATERAL REHAB PROJECT	4,500.00
49943	04/30/2014	Printed		16600	STATIONARY ENGINEERS, LOCAL 39	HEALTH INSURANCE MAY '14	7,400.00
49944	04/30/2014	Printed		19796	SWARTZ DIESEL	REPAIR WORK	3,255.65
49945	04/30/2014	Printed		22115	VERIZON CALIFORNIA	PHONE WWTP	196.63
49946	04/30/2014	Printed		23169	WAVE BUSINESS SOLUTIONS	PHONE FIRE DEPT	112.74

Total Checks: 80 Checks Total (excluding void checks): 1,275,926.55

Total Payments: 80 Bank Total (excluding void checks): 1,275,926.55

Total Payments: 80 Grand Total (excluding void checks): 1,275,926.55

DAILY CASH SUMMARY REPORT

ITEM 6B

Page 21
5/14/2014
1:50 pm

04/01/2014 - 04/30/2014

City of Colfax

		Debit	Credit	Net Chng
Fund: 100 - General Fund				
04/02/2014	Daily Totals	76,629.14	76,629.14	0.00
04/03/2014	Daily Totals	227.15	0.00	227.15
04/04/2014	Daily Totals	1,819.48	0.00	1,819.48
04/11/2014	Daily Totals	1,700.47	0.00	1,700.47
04/16/2014	Daily Totals	32,300.00	0.00	32,300.00
04/17/2014	Daily Totals	15,082.29	0.00	15,082.29
04/24/2014	Daily Totals	1,961.20	0.00	1,961.20
Fund: 100 - General Fund	TOTALS:	129,719.73	76,629.14	53,090.59
Fund: 120 - Land Development Fees				
04/04/2014	Daily Totals	1,000.00	0.00	1,000.00
04/24/2014	Daily Totals	5,000.00	0.00	5,000.00
Fund: 120 - Land Development Fees	TOTALS:	6,000.00	0.00	6,000.00
Fund: 218 - Support Law Enforcement				
04/11/2014	Daily Totals	9,886.54	0.00	9,886.54
Fund: 218 - Support Law Enforcement	TOTALS:	9,886.54	0.00	9,886.54
Fund: 253 - Gas Taxes				
04/02/2014	Daily Totals	4,939.34	4,939.34	0.00
04/16/2014	Daily Totals	4,678.00	0.00	4,678.00
04/30/2014	Daily Totals	4,378.35	0.00	4,378.35
Fund: 253 - Gas Taxes	TOTALS:	13,995.69	4,939.34	9,056.35
Fund: 270 - Beverage Container Recycling				
04/24/2014	Daily Totals	5,000.00	0.00	5,000.00
Fund: 270 - Beverage Container Recycling	TOTALS:	5,000.00	0.00	5,000.00
Fund: 280 - Oil Recycling				
04/17/2014	Daily Totals	350.00	0.00	350.00
Fund: 280 - Oil Recycling	TOTALS:	350.00	0.00	350.00

DAILY CASH SUMMARY REPORT

ITEM 6B

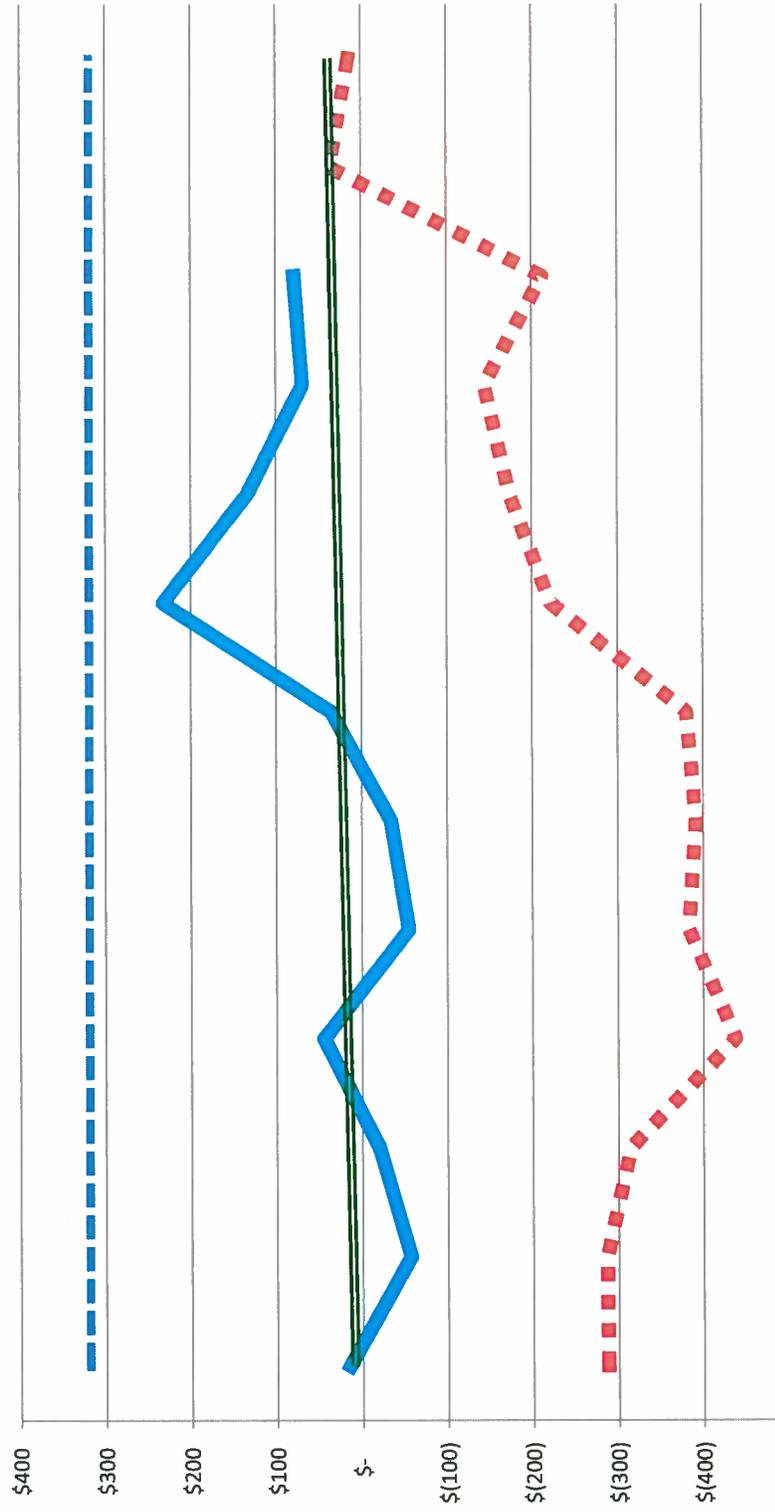
7 Pages
5/14/2014
1:50 pm

04/01/2014 - 04/30/2014

City of Colfax

		Debit	Credit	Net Chng
Fund: 560 - Sewer				
04/02/2014	Daily Totals	200.00	200.00	0.00
04/03/2014	Daily Totals	200.00	0.00	200.00
Fund: 560 - Sewer		TOTALS:	400.00	200.00
Fund: 561 - Sewer Liftstations				
04/03/2014	Daily Totals	407.00	0.00	407.00
04/17/2014	Daily Totals	407.00	0.00	407.00
04/24/2014	Daily Totals	814.00	0.00	814.00
Fund: 561 - Sewer Liftstations		TOTALS:	1,628.00	0.00
Fund: 565 - General Obligation Bond 1978				
04/11/2014	Daily Totals	141.79	0.00	141.79
Fund: 565 - General Obligation Bond 1978		TOTALS:	141.79	0.00
Fund: 569 - Pond 3 Lining- I&I Repair				
04/16/2014	Daily Totals	612,481.68	0.00	612,481.68
Fund: 569 - Pond 3 Lining- I&I Repair		TOTALS:	612,481.68	0.00
Fund: 570 - Garbage Fund				
04/17/2014	Daily Totals	10,750.00	0.00	10,750.00
Fund: 570 - Garbage Fund		TOTALS:	10,750.00	0.00
Fund: 572 - Landfill Post Closure Mainten				
04/17/2014	Daily Totals	20,098.59	0.00	20,098.59
Fund: 572 - Landfill Post Closure Mainten		TOTALS:	20,098.59	0.00
GRAND TOTALS:		810,452.02	81,768.48	728,683.54

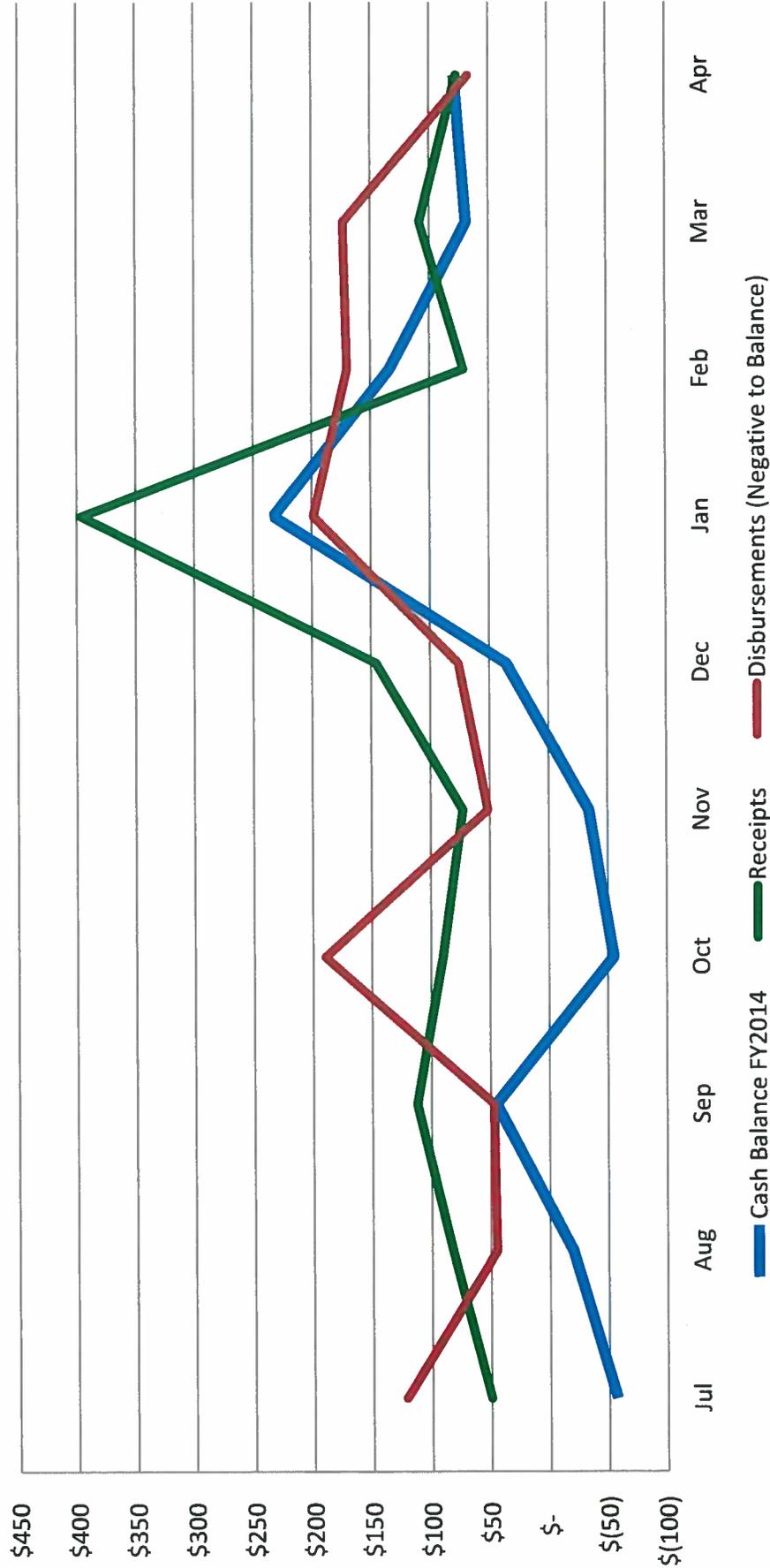
City of Colfax - April 2014 General Fund Unassigned Cash Analysis (Dollars in Thousands)



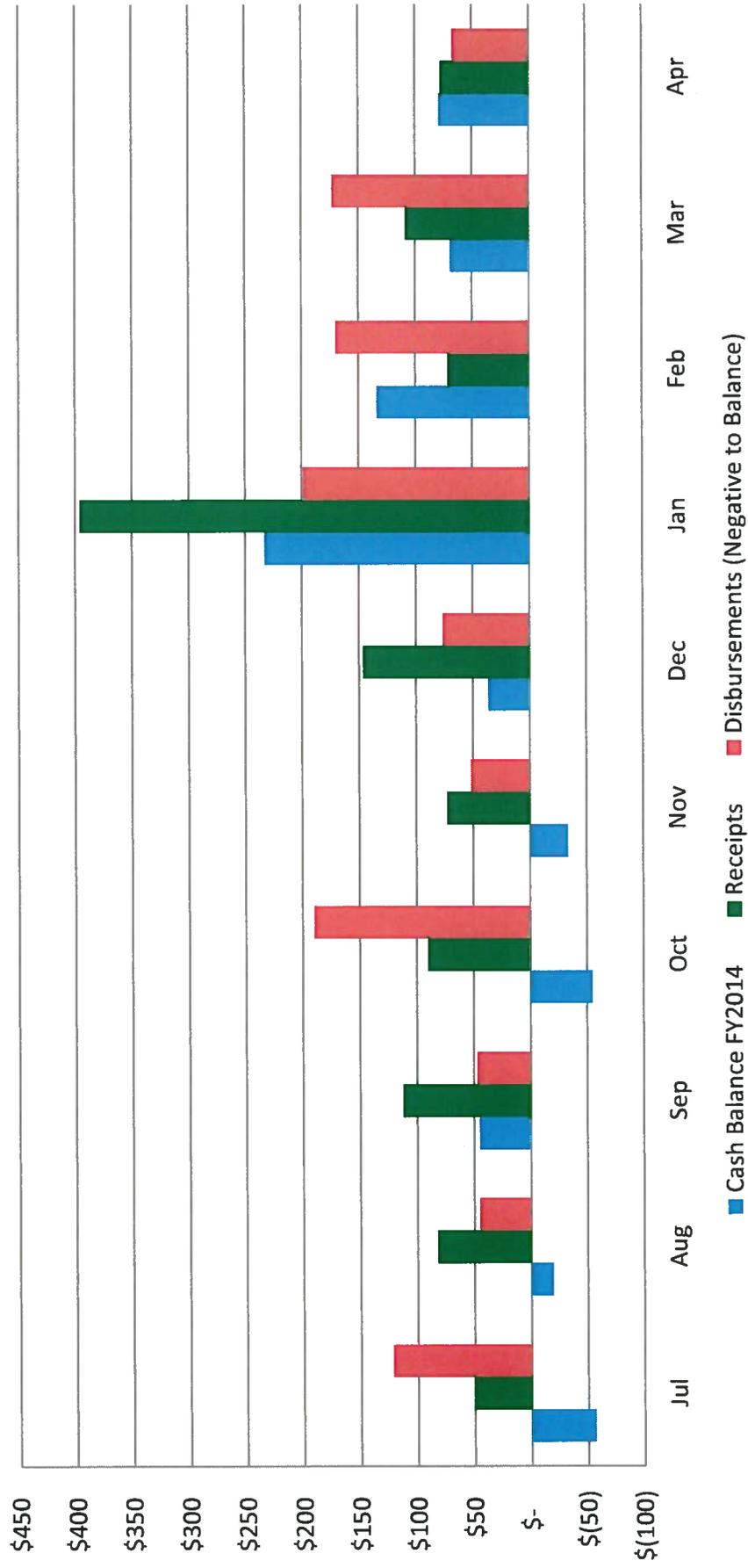
	Prev Yr	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Cash Balance FY2014	\$15	\$(57)	\$(20)	\$45	\$(55)	\$(34)	\$36	\$233	\$134	\$69	\$79		
Cash Balance FY2013	\$(287)	\$(286)	\$(314)	\$(438)	\$(383)	\$(391)	\$(380)	\$(221)	\$(173)	\$(144)	\$(212)	\$37	15
* Reserves Target 25%	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319	\$319	319
Budget FY2014	\$9	\$12	\$14	\$17	\$19	\$22	\$24	\$27	\$29	\$32	\$34	\$37	39

*This is a recommended General Fund Reserve Target of 25% (3 months) of annual General Fund Revenues.

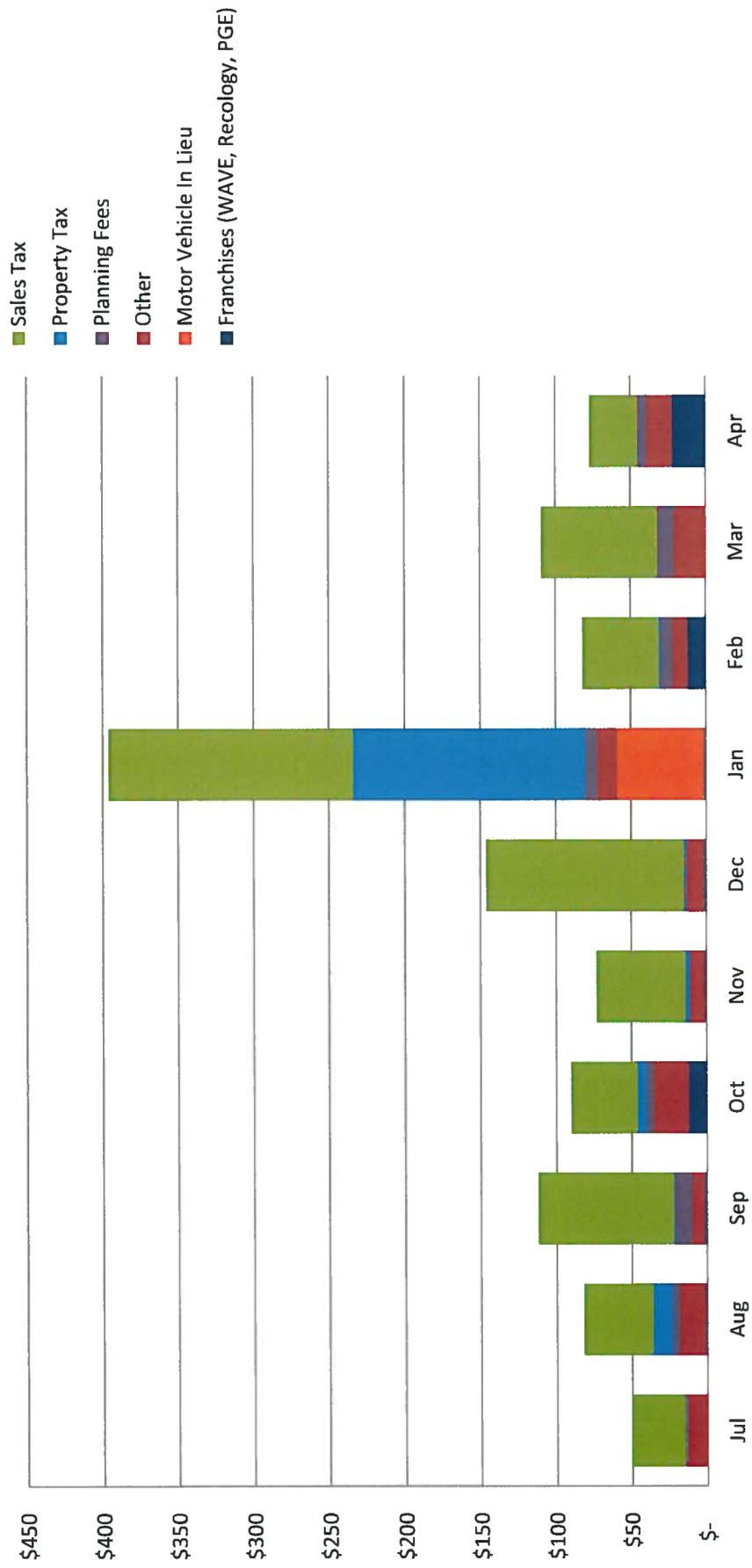
City of Colfax - April 2014 General Fund Unassigned Cash Balance Activity (Dollars in Thousands)



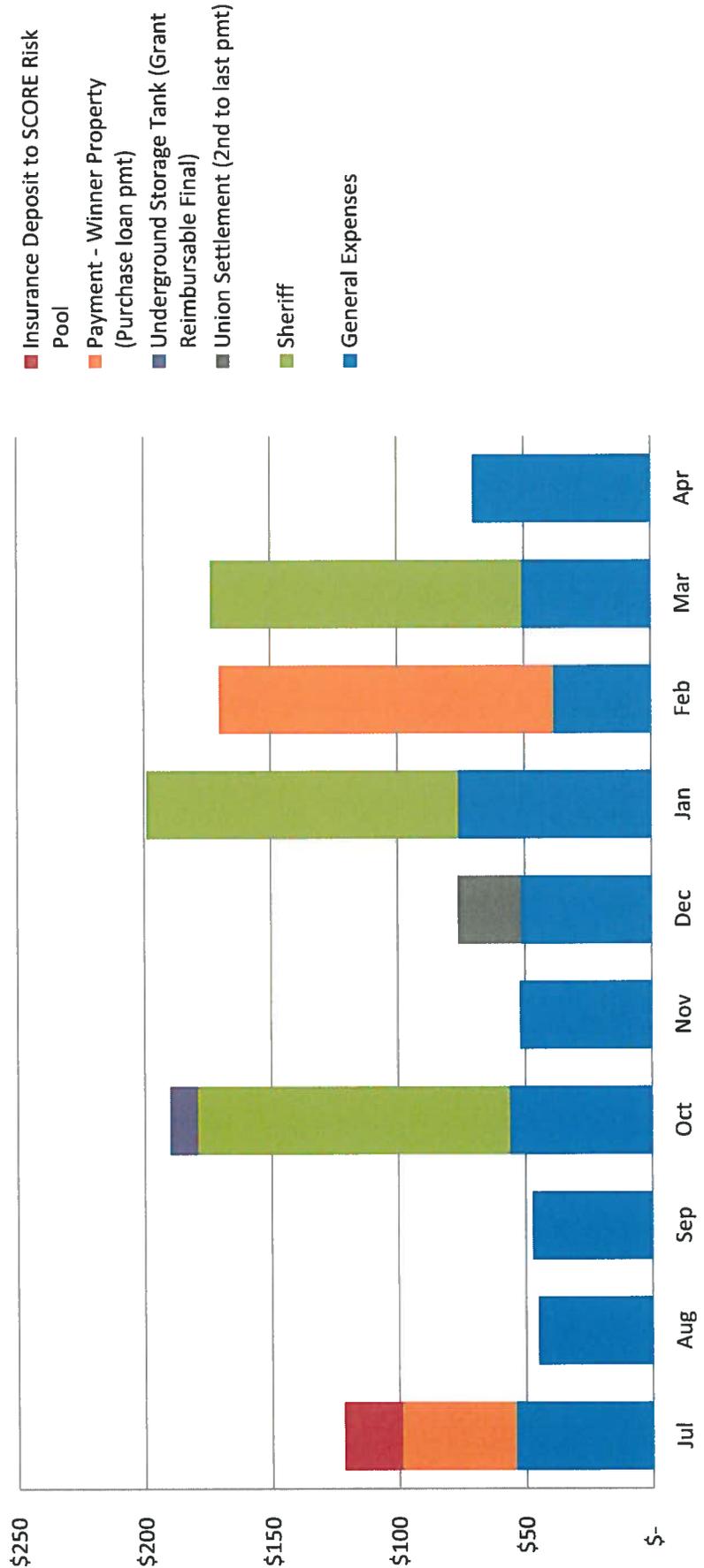
City of Colfax - April 2014 General Fund Unassigned Cash Balance Activity (Dollars in Thousands)

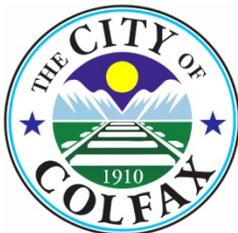


City of Colfax - April 2014
General Fund Assigned Cash - Revenues by Month
 (Dollars in Thousands)



City of Colfax - April 2014 General Fund Assigned Cash - Expenses by Month (Dollars in Thousands)





STAFF REPORT TO THE COLFAX CITY COUNCIL

For the May 28, 2014 Council Meeting

FROM: Mark Miller ,City Manager

PREPARED By: Staff

SUBJECT: Consideration of Adoption of Resolution No. 12-2014: A Resolution Approving Amendment No. 2 To Contract No. 13143 With County Of Placer, Office Of Sheriff-Coroner-Marshal Increasing Payment For Law Enforcement Services For Fiscal Year July 1, 2014 – June 30, 2015, or Direct Staff to Minimize Cost Increases by Adjusting Service Levels.

<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	FUNDED	<input type="checkbox"/>	UN-FUNDED	AMOUNT: \$635,141	FROM FUND: General Fund pending adoption of 2014-2015 City Budget
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RECOMMENDED ACTION: Adopt Resolution No. 12-2014 Increasing Contract Amount or Direct Staff to Adjust Service Level to Minimize Cost Increase.

ISSUE STATEMENT AND DISCUSSION:

Effective July 1, 2012, the City and Placer County executed a three-year agreement for the provision of law enforcement services by the Placer County Sheriff –Coroner-Marshals Office. That contract expires June 30, 2015. The base contract price for those services was \$603,432 for Fiscal Year July 1, 2013 -June 30, 2014. The contract anticipates annual adjustments to account for increases in salaries, liability insurance, vehicle rates and overall cost of living.

City staff and the Sheriff’s Office representative have been negotiating the upcoming fiscal year contract, and the Sheriff’s Office has been very sensitive to the City’s revenue challenges. The increased costs proposed for the Colfax contract (\$31,709) are in a large part due to mandated increases in the Sheriff’s costs. One option to essentially maintain current costs, is to reduce the hours of service by 2 hours in the period from 7:30 AM to 9:30 AM on Thursday, Friday, Saturday and Sunday. These times correspond to the time of least emergency activity. Sherriff’s officers would still respond to emergencies, but response time would increase slightly. See the attached May 21, 2014 Memo from the Sheriff’s Office.

If City Council directs staff to amend the contact for increased cost, the attached proposed resolution to amend the Sheriff’s contract includes an increase of \$31,709 for Fiscal Year 2014 – 2015, to a total of \$635,141. This represents a 5% increase over Fiscal Year 2013 – 2014. Payments in the amount of \$150,858 each will be paid quarterly beginning October 1, 2014.

FINANCIAL AND/OR POLICY IMPLICATIONS:

The draft Amendment increases annual contract payments by \$31,709 to \$635,141 for Fiscal Year 2014-2015. Alternately, directing staff to minimize cost increase by reducing service levels slightly would result in essentially maintain the same Sheriff contract costs for the next fiscal year.

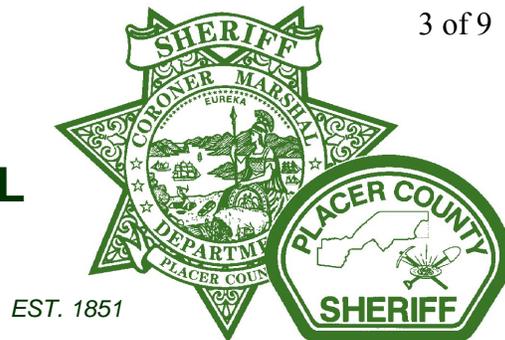
Enclosures:

May 21, 2014 Sheriff Memo

Resolution 12-2014

Current Contract for Sheriff Services

PLACER COUNTY
SHERIFF
 CORONER-MARSHAL



EDWARD N. BONNER
 SHERIFF-CORONER-MARSHAL

Date: May 21, 2014
To: Colfax City Manager
From: Lt. Sander
Subject: Colfax Service Level Proposal

The following brief is a service level reduction proposal for the City of Colfax-Contract Services/Fiscal Year 2014/2015. Within "Salary and Benefits", there were significant increases due to Proposition F, which the county is mandated to fund. The total increase to contract services this year is \$31,709, an increase of 5.25% or in terms of man hours, 386 deputy hours¹. Spreading the 386 hours over the course of the contract year equals approximately 2 hours per day.

Based on this proposal, deputies assigned to Colfax will be reassigned to other patrol beats from 0730 hours to 0930 hours on Thursday, Friday, Saturday and Sunday. Deputies will not respond to non-emergency calls. Non-emergency calls for service will be placed in a pending status during reassignment times.

Service level reductions aren't preferred; however, we have examined all realistic alternatives. If the city is able to meet part or all of their remaining contract service obligations during the year, full service levels will be restored.

¹ 386 hours @ \$82/hour= \$31,652

CITY OF COLFAX**RESOLUTION NO. 12-2014****APPROVING AMENDMENT #2 TO CONTRACT #13143 WITH COUNTY OF PLACER, OFFICE OF SHERIFF-CORONER-MARSHAL INCREASING PAYMENT FOR LAW ENFORCEMENT SERVICES FOR FISCAL YEAR JULY 1, 2014 – JUNE 30, 2015**

WHEREAS, the County of Placer, Office of the Sheriff-Coroner-Marshal (“County”) and the City of Colfax (“City”) are parties to Contract #13143 (the “Contract”) for the provision of law enforcement services by the County to the City; and

WHEREAS, the County has submitted proposal for Contact Amendment #2 which provides for an increase in the cost of providing base law enforcement services to the City to \$635,141 for Fiscal Year July 1, 2014 – June 30, 2015; and

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to approve an Amendment #2 to the Contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Colfax as follows:

1. The foregoing recitals are true and correct statements of fact and are incorporated into this Resolution by this reference.
2. The Mayor and City Manager are hereby authorized to execute on behalf of the City Amendment #2 to Contract #13143 between the City and County and to appropriate and expend all City funds needed to perform the City’s obligation under the Contract and said Amendment #2

The foregoing Resolution was duly and regularly adopted at a regular meeting of the City Council of the City of Colfax held on the 28nd day of May, 2014 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tony Hesch, Mayor

ATTEST:

Lorraine Cassidy, City Clerk

BEGINS: July 1, 2012

CONTRACT NO. 13143

ENDS: June 30, 2015

ADMINISTERING AGENCY: Sheriff

DESCRIPTION: Contract between County of Placer, Sheriff-Coroner-Marshal's Office and City of Colfax

THIS AGREEMENT is made as of the 1st day of July, 2012, by and between the COUNTY OF PLACER, Office of the Sheriff-Coroner-Marshal, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and the CITY OF COLFAX, a municipal corporation, hereinafter referred to as "CITY."

1. **DURATION OF CONTRACT:** This Agreement shall commence on July 1, 2012, for a period of three years, expiring June 30, 2015, unless terminated as provided herein.
2. **TERMINATION:** Terms and conditions specifying the level of service and the amounts of payment for services are set out in this agreement. In the event of unforeseen circumstances affecting the obligations of the parties, or their ability to perform, each party to this agreement may terminate all obligations and duties agreed to herein by providing to the other party not less than 120 days advance written notice of termination.
3. **DUTIES OF COUNTY:**
 - A. COUNTY shall provide law enforcement services as defined herein within the jurisdiction of the CITY. For this purpose, law enforcement services means services generally provided within the boundaries of a city by a city police department, including, but not limited to the enforcement of state and local criminal laws. Such services include patrol, detectives, juvenile services, traffic enforcement, and traffic accident investigation.
 - B. COUNTY shall provide and supervise all personnel, furnish all equipment, and, except as hereafter provided those supplies necessary to perform its duties under this agreement. CITY shall provide all supplies bearing the name of, or relating specifically to the CITY, such as stationery, forms, and notices. For CITY specific specialized programs, including radar speed enforcement, the CITY shall purchase and maintain the required equipment.
 - C. COUNTY alone shall control and determine the performance of County personnel serving under this agreement, including, but not limited to the standards of personnel performance and discipline.
 - D. COUNTY shall provide CITY with annual reports and statistics regarding the services performed by it under this agreement, such report to be in a form mutually agreed upon by CITY and the Sheriff of COUNTY.

E. COUNTY shall give CITY the full cooperation and assistance of its officers, agents, and employees.

4. **DUTIES OF CITY:**

A. CITY shall designate the Sheriff of COUNTY as Chief of Police for CITY during the term of this contract. (The Sheriff will designate a liaison officer to work closely with the CITY.)

B. CITY shall give COUNTY the full cooperation and assistance of its officers, agents and employees. The CITY Manager and other persons designated by the CITY Council shall coordinate with the Sheriff in all activities required by or relating to this contract.

5. **STATUS OF PERSONNEL UTILIZED:**

COUNTY shall utilize County personnel to perform its duties under the terms of this contract. They shall not have, nor acquire, any CITY pension, or civil service or other benefits or rights which CITY may confer upon CITY employees, except that for the purpose of giving them official status in the performance of their duties, such personnel shall be deemed to be officers and agents of CITY.

CITY shall not be liable for the payment of any salaries, wages, or other benefits or compensation to any COUNTY personnel performing duties under this contract. CITY shall not be liable for compensation or indemnity to any COUNTY personnel for injury or sickness arising out of the performance of their duties under this agreement.

6. **PAYMENT FOR SERVICES:** CITY shall pay COUNTY the cost of performing law enforcement services provided in this agreement. The cost of performing such services includes, but is not limited to, standard salaries of employees engaged in performing the services, a proration of vacation, sick leave and other related/scheduled absences earned during such services, the expense of the COUNTY'S normal benefit contributions including Retirement and Worker's Compensation Insurance premiums on salaries, liability insurance, and COUNTY'S "Other Costs" as identified in Exhibit A. The cost of performing such services shall not include items of expense attributable to costs that COUNTY would incur regardless of whether or not it provided the service to CITY under this agreement.

The cost of performing law enforcement services for the year beginning July 1, 2012, through June 30, 2015, both dates inclusive, will be initially agreed to in the amount of \$565,811 (FIVE HUNDRED SIXTY FIVE THOUSAND, EIGHT HUNDRED ELEVEN DOLLARS) as per Exhibit A. This sum shall be paid in four quarterly payments of \$141,453 (ONE HUNDRED FORTY-ONE THOUSAND, FOUR HUNDRED FIFTY-THREE DOLLARS) to be paid on October 1, 2012, January 1, 2013, April 1, 2013, and June 30, 2013. The COUNTY will provide amendments adjusting salaries, liability insurance, vehicle rates and Cost of Living to the CITY each year for basic law enforcement services for adoption effective July 1 with an amendment approved by both parties.

Nothing in this contract is intended to alter the effect of any statute or County Ordinance related to fees for housing of inmates sustained for City Ordinance violations or for Criminal Justice Administration fees, (i.e., Government Code Section 29550, et seq., Placer County Code Section 50).

7. **LEVEL OF SERVICE:** For the term of this contract beginning July 1, 2012, and ending June 30, 2015, both dates inclusive, COUNTY shall provide routine patrol and related services for the CITY on a 24-hour per day basis within CITY boundaries.

Additional services associated with special events within the CITY boundaries may incur additional cost. COUNTY and CITY shall discuss and agree upon the additional services and additional costs necessary to support the special event.

In the event the CITY's General Fund financial condition substantially changes, both PARTIES agree to meet to re-evaluate the agreement and service levels provided herein.

8. **INDEMNIFICATION:** Except as hereinafter provided, COUNTY shall indemnify and hold harmless CITY, its officers and employees, from any and all claims, actions, or proceedings, or liability for injuries or damages to persons and property caused by COUNTY'S performance of services under this contract. COUNTY shall defend on behalf of CITY, at COUNTY'S sole expense, any such actions or proceedings and shall pay, when final, any judgments, awards, or settlements in any such actions or proceedings. Neither COUNTY nor any officer or employee thereof, shall be responsible for injuries or damages to persons or property occurring by reason of anything done or omitted to be done by CITY under or in connection with this agreement. CITY shall defend, indemnify and hold harmless COUNTY from liability for such actions or omissions.

9. **FINES, FORFEITURES:**

- A. Except as provided in subparagraph "B." below, CITY shall receive proceeds of all fines, forfeitures, penalties and payments for infractions, including all traffic citation proceeds.
- B. All forfeitures under federal law or the California Control of Profits of Organized Crime Act (Penal Code Sec. 186 et seq.) shall be disbursed as provided in federal law or Penal Code Sec. 186.8.

10. **CITY FACILITIES:**

- A. The CITY will provide the COUNTY adequate office space for law enforcement related needs as agreed upon by the CITY and the Sheriff.
- B. CITY will provide adequate lighting of the parking area in front of the City Hall where patrol unit(s) will be parked.
- C. CITY will pay for all normal utility services for such space including telephone services consisting of at least two phone lines (excluding any long distance phone calls).

D. CITY will also pay for the custodial/maintenance service to the office space they provide to the COUNTY.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

CITY OF COLFAX, "CITY"

COUNTY OF PLACER, "COUNTY"

BY: Stephen T. Hanes
MAYOR, CITY COUNCIL

BY: Janet Ruben
CHAIR, BOARD OF SUPERVISORS

BY: Edward M. Burt
PLACER COUNTY SHERIFF

APPROVED AS TO FORM

APPROVED AS TO FORM

BY: Carl Lee
CITY ATTORNEY

BY: David R. Card
COUNTY COUNSEL

Attachment: Exhibit A

BEGINS: July 1, 2013
ADMINISTERING AGENCY: Sheriff-Coroner-Marshal

CONTRACT NO. 13143
AMENDMENT NO. 1

DESCRIPTION: Contract amendment between County of Placer, Office of the Sheriff-Coroner-Marshal and City of Colfax providing the annual update to the costs for FY 2013-2014

THIS AMENDMENT is made as of the 1st day of July, 2013, by and between the COUNTY OF PLACER, Office of the Sheriff-Coroner-Marshal, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and the CITY OF COLFAX, a municipal corporation, hereinafter referred to as "CITY."

The CITY is desirous of services and the COUNTY is willing to provide the services. Section 6. PAYMENT FOR SERVICES: is modified to reflect the annual update of costs.

The cost of performing law enforcement for the year beginning July 1, 2013, and ending June 30, 2014 both dates inclusive, is agreed in the amount for base level services of \$603,432 (SIX HUNDRED THREE THOUSAND FOUR HUNDRED THIRTY-TWO DOLLARS) per attached Exhibit A. This sum shall be paid in four quarterly installments of \$150,858 (ONE HUNDRED FIFTY THOUSAND EIGHT HUNDRED FIFTY-EIGHT DOLLARS) to be paid on October 1, 2013, January 1, 2014, April 1, 2014, and June 30, 2014 unless further amended to reflect the results of the DSA negotiations. The COUNTY will provide estimates adjusting salaries and Cost of Living to the CITY each year for adoption effective July 1 with an amendment.

IN WITNESS THEREOF, the parties hereto have executed this agreement the day and year first above written.

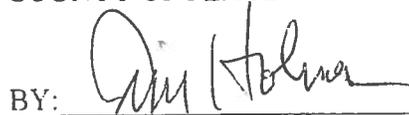
CITY OF COLFAX

BY: 
MAYOR, CITY OF COLFAX

APPROVED AS TO FORM

BY: 
CITY ATTORNEY
Attachment Exhibit A

COUNTY OF PLACER

BY: 
CHAIR, BOARD OF SUPERVISORS

BY: 
PLACER COUNTY SHERIFF

APPROVED AS TO FORM

BY: 
COUNTY COUNSEL