

Appendix G

**City of Colfax
Initial Study and Impact Checklist and
Mitigation Program**

This Initial Study has been prepared by Marne Cottriel for the City of Colfax in order to assess the environmental effects of the Draft General Plan. This includes the Land Use Element, Circulation Element, Noise Element, Community Design Element, Natural Environment, Safety Element, and Economic Development Element. It is intended to satisfy the requirements of the California Environmental Quality Act (CEQA), and to provide the City with adequate information to assess the effects of its Updated Draft General Plan.

CEQA requires that an Initial Study be prepared to assess any potentially significant environmental impacts associated with a development project or program. If technically feasible mitigation measures are identified for all significant impacts and a Negative Declaration may be prepared, thereby completing the environmental review process. The City, in cases where impacts cannot be adequately mitigated, may not approve a Negative Declaration. In such cases the City must require the preparation and review of an Environmental Impact Report.

This Initial Study includes a short project description and an environmental checklist with impact analysis for all items on the checklist that have been identified as issues for consideration. The General Plan itself constitutes the full project description and predicted impacts are based on the implementation of its stated goals, policies, and implementation measures. Several documents are referred to in this initial study. All of the referenced documents are incorporated into the General Plan "project" by reference. They include various City maps, ordinances, standards and reference documents. Copies of these documents are available on request from the City.

This study concludes that with the adoption of the mitigation measures identified, the project will not cause or create a significant adverse environmental effect. A Negative Declaration will be prepared. Attached to the Initial Study will be a Mitigation Program. This Mitigation Program will be made up of the implementation measures set forth in the General Plan.

This study was performed based upon information gathered from City staff, other public agencies, site inspections and various City and State documents as cited.

**Mitigation Program
City of Colfax
General Plan 2020**

Land Use

Mitigation Measure	Implementation Measure	Responsibility
Require expanded initial studies (CEQA) and fiscal impact studies to evaluate the advantages and disadvantages of all proposed annexations or major rezonings.	2.6.1A	PC, CP, LAFCO
Require Prezoning for all land use changes in Placer County jurisdiction within the lands surrounding the SOI.	2.6.1B	LAFCO, CP
Commercial development will be clustered on arterial streets and at major intersections near Interstate 80 interchanges.	2.6.1C	PC, CP
Industrial development will be located near the railroad.	2.6.1D	PC, CP
Traveler and visitor oriented land use will be located near the I-80 corridor.	2.6.1E	PC, CP
Locate industrial and commercial land uses away from noise sensitive land uses.	2.6.1F	PC, CP
Establish criteria for a general or medium industrial zoning designation.	2.6.1G	PC, CP
Develop a criteria for utility extension that includes economic feasibility, environmental sensitivity and enforcement of the General Plan Land Use Diagram.	2.6.2A	PC, CC, CP, PW
Update Capital Improvement Program as a means of keeping pace with the needs of future facilities and infrastructure.	2.2.6B	PC, CC, CM,
Attempt to negotiate a Master Tax Transfer agreement with the County.	2.2.6C	CC, CM
Require new development to pay a pro rata share of City infrastructure development maintenance.	2.2.6D	PC, CC, CP, PW

Mitigation Measure	Implementation Measure	Responsibility
Ensure adequate Jobs/Housing Balance by maintaining ample vacant land for commercial and industrial purposes.	2.6.3A	PC, CP, CC
Ensure adequate open space by requiring new development to dedicate the required portion of land to open space.	2.6.4A	PC, CP, CC

Circulation

Mitigation Measure	Implementation Measure	Responsibility
Monitor standards and requirements for future development of residential and commercial land, noting and prioritizing needed improvements such as streets, wastewater distribution / treatment system and storm drainage system. These needed improvements will be included in the City's Capital Improvement Program.	3.5.1A	PC, CP, CM, PW
Land uses that generate a high incidence of auto traffic, such as drive-ins, convenience stores, fast-food outlets, shopping centers, and large subdivisions, shall be required to submit a site-specific traffic impact report prior to construction or expansion of such facilities.	3.5.1B	PC, CP
Create an integrated network of pedestrian connections throughout the planning area.	3.5.2A	PC, CP, PW
Use transportation systems management techniques to lower vehicle miles traveled and to decrease air pollution emissions.	3.5.2B	PC, CP, PW

Mitigation Measure	Implementation Measure	Responsibility
<p>Utilize the strategies recommended in the <i>Transportation-Related Land Use Strategies to Minimize Motor Vehicle Emissions: An Indirect Source Research Study Final Report (1995) Chapter 1</i>. These recommendations, when applicable, will be used to mitigate impacts caused by new development throughout the City. These strategies include:</p> <ul style="list-style-type: none"> Provide Pedestrian Facilities Increase Density Near Transit Corridors Increase Density Near Transit Stations Encourage Mixed-Use Development Encourage Infill and Densification Develop Concentrated Activity Centers Strengthen Downtowns Develop Interconnected Street Network Provide Strategic Parking Facilities 	3.5.2C	PC, CP, PW, DRC

Noise

Mitigation Measure	Implementation Measure	Responsibility
Actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.	4.8.1A	P
Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of this Element.	4.8.1B	PC, CP, CC
Establish buffer areas between sensitive land uses and noise sources.	4.8.2A	PC, CP
Require noise mitigation measures when new residences are built in proximity to major transportation facilities.	4.8.2B	PC, CP

Mitigation Measure	Implementation Measure	Responsibility
Establish noise analysis procedures in the project review and building permit process.	4.8.2C	PC, CP, PW, B
Develop and utilize procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit processes.	4.8.2D	PC, PW, B
Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC).	4.8.2E	PW, B
Locate recreational activities that have a potential to cause excessive noise away from noise sensitive land uses.	4.8.2F	PC, CP

Community Design

Mitigation Measure	Implementation Measure	Responsibility
The Design Guidelines in this section will serve as interim guidelines until a fully developed version is completed.	5.21.A	PC, DRC
New development shall be subject to design review by the Design Review Commission to ensure that desired qualities are incorporated.	5.21.B	PC, DRC
Adopt design guidelines that promote the incorporation of historic features in new developments.	5.21.C	PC, CC
Adopt a Historic Preservation Plan which establishes strategies the City will use to promote historic preservation.	5.21.D	PC, CP, DRC
Use open space and design monuments to develop gateway entrances and to entice travelers on Interstate 80 to visit Colfax.	5.21.E	PC, CP, DRC

Mitigation Measure	Implementation Measure	Responsibility
The City will pursue programs such as grants, public or private donations or contribution for improving maintenance and upkeep of properties throughout Colfax.	5.21.F	CM, EDC
Create an inventory of all the historic structures and areas in Colfax and its sphere of influence.	5.21.G	DRC

Natural Environment Element

Mitigation Measure	Implementation Measure	Responsibility
Prepare and adopt a tree preservation ordinance that is focused on woodland habitat and native tree preservation.	6.11.1A	PC, CP, CM, PW
Require all new developments to achieve a status of no net loss of native tree species. This is done by site design, replanting, or any other method that the City deems acceptable.	6.11.1B	PC, CP, PW
Implement grading, drainage and ground cover policies to minimize disturbance of existing vegetation.	6.11.1C	PC, CP, PW, B
Implement land development policies regarding tree cover within greenways and open areas.	6.11.1D	PC, CP, PW
Provide development incentives for projects which incorporate habitat protection into project design.	6.11.2A	CP, CP, CC
Require a wildlife survey for all projects located in potential habitat areas and require that the findings of the surveys be incorporated into the decision making process.	6.11.2B	PC
Enforce and implement code and development requirements that will protect water quality.	6.11.3A	PC, CP, PW, B
Require onsite review for any development that could have an effect on surface water or ground water within the City of Colfax.	6.11.3B	PC, PW

Mitigation Measure	Implementation Measure	Responsibility
<p>The City shall coordinate with other local, regional, and state agencies, including the PCAPCD and the California Air Resources Board (ARB), in incorporating regional and county clean air plans to City planning for project review. This includes mitigation measures consistent with PCAPCD's 1991 Air Quality attainment Plan (or updated edition). The City shall also cooperate with the PCAPCD and ARB in the following efforts:</p> <ul style="list-style-type: none"> a. Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality; b. Establishing monitoring stations to accurately determine the status of carbon monoxide, ozone, nitrogen dioxide, hydrocarbon and PM₁₀ concentrations; c. Developing consistent procedures and thresholds for evaluating both project-specific and cumulative air quality impacts for proposed projects. 	6.11.4A	PC, CP, CM
<p>The City shall co-operate with the PCAPCD to develop minimum project threshold sizes that would trigger requirements for air quality analysis and project mitigation. Elevated carbon monoxide concentrations are associated with congested intersections having high traffic volume. To address this problem, the PCAPCD shall require carbon monoxide modeling and intersection-specific mitigation measured for congested intersections having a level of service of D, E, or F designed to improve these levels of service.</p>	6.11.4B	PC, CP, PW
<p>The City shall adopt by ordinance, the PCAPCD 1991 Air Quality Attainment Plan (or updated edition) as the City's Air Quality Attainment Plan.</p>	6.11.4C	PC, CC

Mitigation Measure	Implementation Measure	Responsibility
Implement and enforce all guidelines and restrictions of the Cities Municipal Code relating to grading and drainage.	6.11.5A	PW, B
Require an onsite soil survey by an approved soil erosion prevention specialist for all large developments or those occurring on soils that have been proven to be prone to erosion.	6.11.5B	PC

Mitigation Measures	Implementation Measures	Responsibility
Make information relating to potential hazards on site specific areas in the City available to all City agencies and related City leadership and planners.	7.9.1A	CP, P, F
Record information on potential geologic and seismic hazards with parcel or subdivision maps.	7.9.2A	PC, CP
Review Building Code requirements to determine the adequacy of standards necessary to protect against all seismic hazards and to assure that the Code is current with the latest technological advances.	7.9.2B	PW, B
Develop programs in cooperation with other public agencies to increase public awareness of seismic hazards and to educate the citizens of Colfax on public and private actions that can help to minimize injury and property loss before, during, and after an earthquake.	7.9.2C	P, F, CM, CC
Adopt and enforce a comprehensive Grading and Erosion Control Ordinance, requiring control of existing erosion problems, as well as the installation of erosion, sediment, and runoff control measures in new developments.	7.9.3A	PC, CP, CC, PW

Mitigation Measures	Implementation Measures	Responsibility
Adopt regulations relative to zoning and subdivision ordinances which regulate land alterations, road construction or structural development on slopes of 15% or greater.	7.9.3B	PC, CC, CP
The City shall proceed with the design, financing and construction of capital improvements of the current wastewater treatment system to meet future growth and development demands.	7.9.4A	CM, PW
City staff shall monitor and report quarterly to the City Council on the current inflow levels of the WWTP.	7.9.4B	PW, CM, CC
The City shall continue to evaluate and collect development fees to cover the maintenance and improvements required in the wastewater system.	7.9.4C	CM, PW
Enforce the existing City Ordinance regarding weed abatement on lots and larger properties within City limits.	7.9.5A	F
Adopt an ordinance for the provision of fire resistant materials and landscaping, and the use of early warning systems such as sprinklers with alarms for all new developments.	7.9.5B	F, PW, B
To the maximum extent feasible conduct periodic inspections of vacant properties to ensure that dry weeds and other combustible fuels are not permitted to accumulate.	7.9.5C	F
Enforce the Emergency Service Plan throughout the City.	7.9.6A	P, F
Evaluate the Crime Prevention Plan and update and change as needed to protect the quality of life in the City.	7.9.6B	P

Economic Development

Mitigation Measure	Implementation Measure	Responsibility
Require that the Economic Development Committee develop an economic development plan and strategy for the City.	8.5.A	CM, EDC
Devise a capital improvement plan for infrastructure improvement and development. Including the implementation of community design standards for downtown development.	8.5.B	CM, CP, DRC
Establish a priority of existing parcels in older areas of the City and provide incentives to utilize these parcels for infill development.	8.5.C	CM, CP, EDC
Form a Tourism Council to encourage tourism with in the City.	8.5.D	CC, CM, EDC
Seek out developers and provide incentives for hotel/motel development along the I-80 corridor.	8.5.E	CM, EDC

Mitigation Program Legend

- B Building Department
- CC City Council
- CP City Planner
- CM City Manager
- DRC Design Review Commission
- EDC Economic Development Committee
- F Fire Department
- LAFCO Local Agency Formation Commission
- PC Planning Commission
- P Police Department
- PW Public Works Department