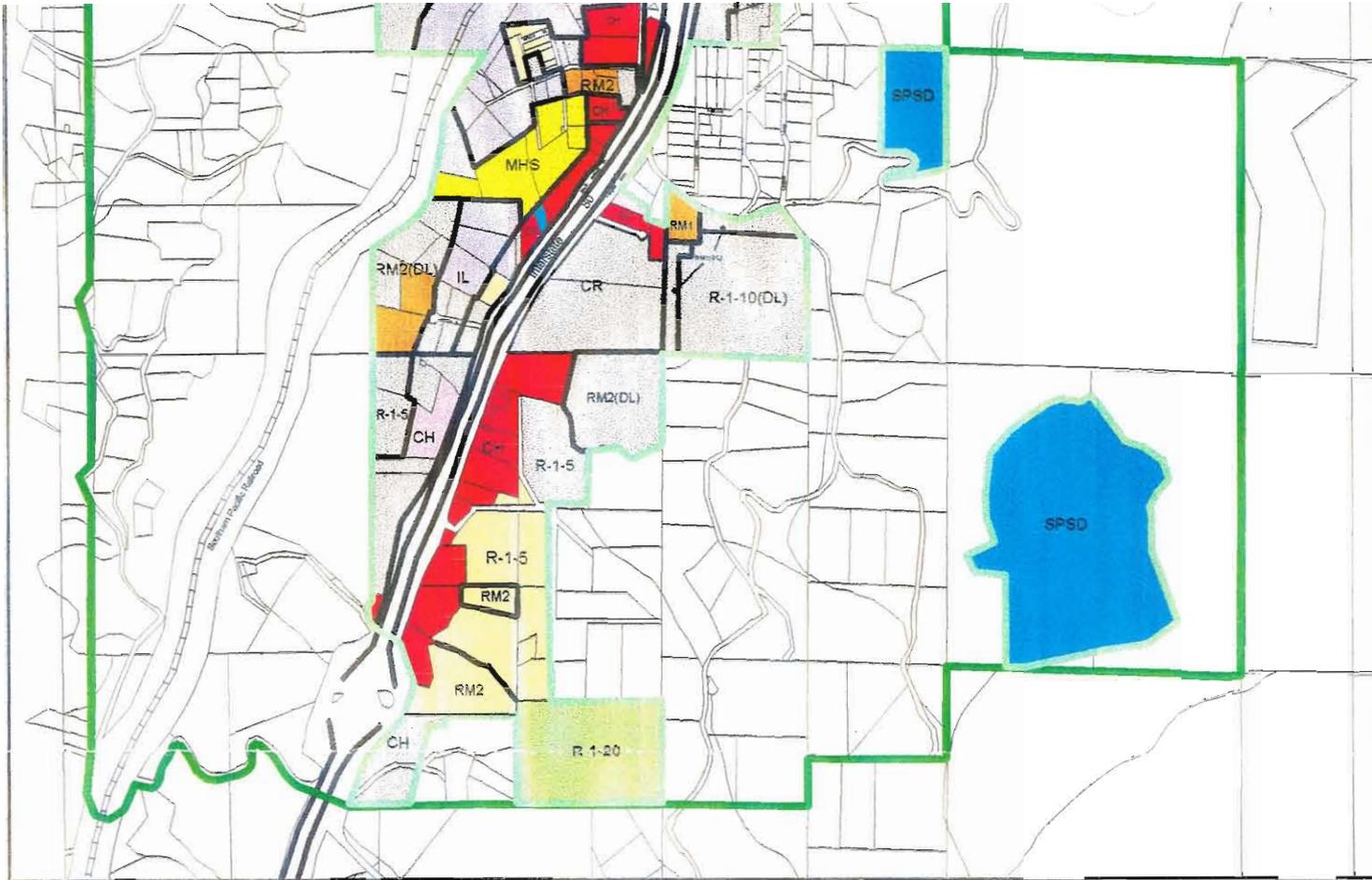


CHAPTER 2
LAND USE



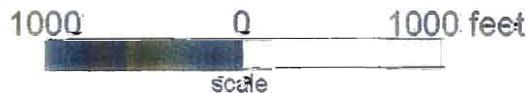
Existing Land Use

- Agriculture
- Commercial
- Industrial
- Park
- School
- Quasi Public
- Residential
- Mobile Home
- Multiple Family Residential
- Religious
- Vacant

Zoning Designations

- A-1 Agricultural
- SPSD Special Public Service District
- CH Commercial Highway
- CR Commercial Retail
- IL Limited Industrial
- DL Density Limitations
- O Open Space
- R-1-5 Residential 5,000 Square Foot Maximum
- R-1-10 Residential 10,000 Square Foot Maximum
- R-1-20 Residential 20,000 Square Foot Maximum
- RM1 Multiple Family Residential
- RM2 Multiple Family Residential High Density

City of Colfax City Limits



City of Colfax Sphere of Influence

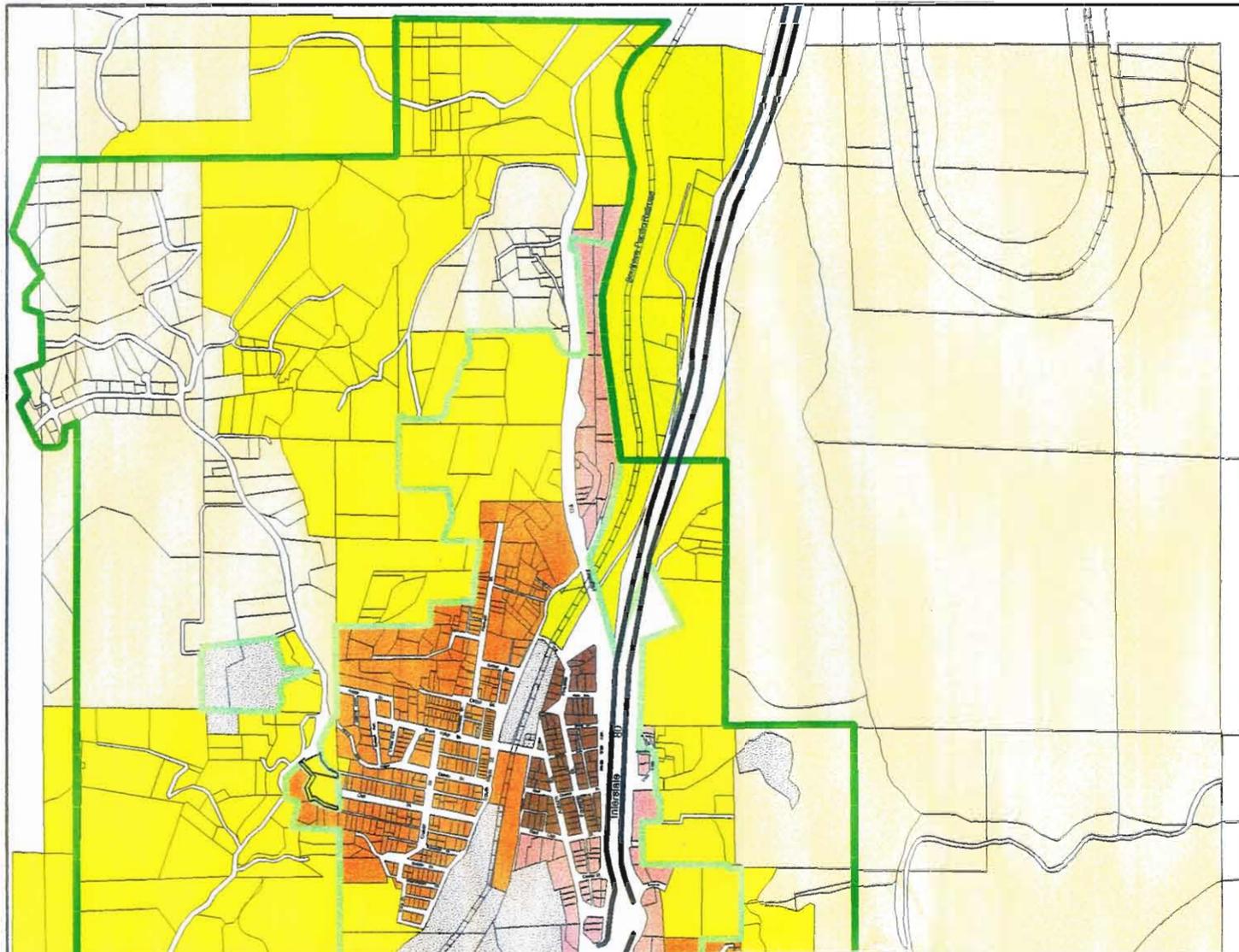


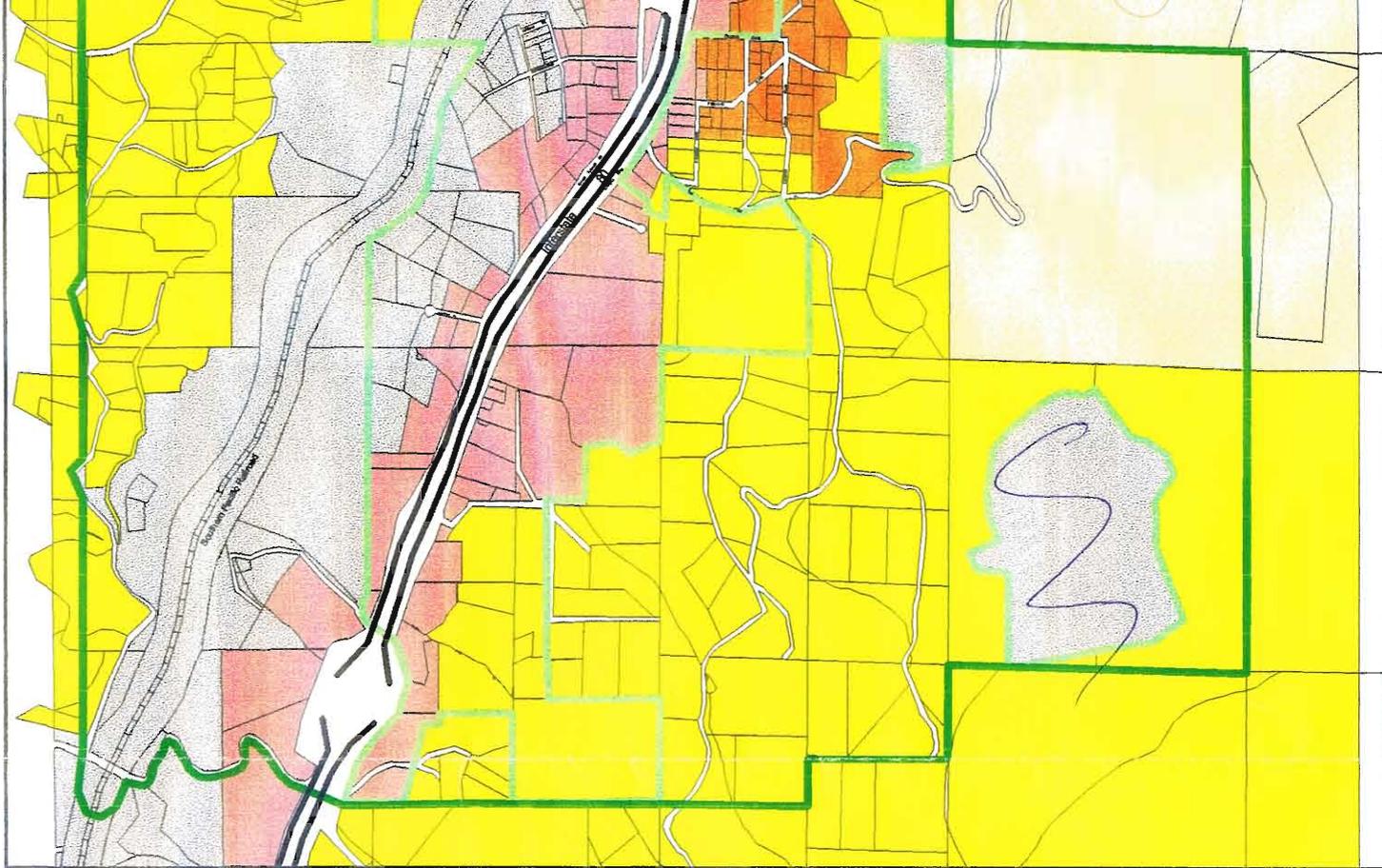
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FIGURE 2-1

City Of Colfax

General Plan Map



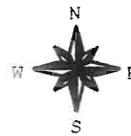


Future Land Use

- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential/Commercial
- Industrial Greenbelt
- Commercial
- Industrial

City of Colfax Sphere of Influence

City of Colfax City Limits



Produced for California State University, Chico
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THIS MAP WAS PREPARED FOR EXHIBIT PURPOSES ONLY. OFFICIAL INFORMATION SHOULD BE OBTAINED FROM ADOPTED ORDINANCES AND RESOLUTIONS ON FILE WITH THE CITY CLERK.

FIGURE 2-2

2.1 Authority and Purpose

This element sets forth specific goals and policies to guide the intensity, location, and distribution of land uses within Colfax. The General Plan Land Use Element, and Land Use Map which are a part of this document, represent and illustrate the City's land use goals and objectives.

This Land Use Element contains the current land uses and the distribution of residential, commercial, industrial, public, and open space lands within the Colfax City Limits. Land use policies must be considered within the context of current land uses in order for the City to adequately plan the development of the community.

The policies contained in the General Plan Land Use Element, and other elements are compatible with the policies of the other elements of the General Plan (Government Code Section 65300.5).

As required by California Government Code Section 65302(a) and Public Resources Code Section 2762(a) the Land Use Element of the General Plan must address the following issues:

- Distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings, and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land.
- Standards of population density and building intensity recommended for the various districts and other territory in the plan.
- Identify areas in the plan which are subject to flooding and shall be reviewed annually with respect to those areas.
- Designate a land use category that provides for timber production, those parcels of real property zoned for timberland production.

This element contains the current and proposed future uses and distribution of land devoted to residential, commercial, industrial, agriculture, and public service.

California law requires the general plan to be internally consistent among the seven required elements (safety, land use, housing, circulation, open space, conservation, and noise). Internal consistency requires data, analysis, goals, policies, and programs must complement each other.

The element is a City document with goals, policies, and programs regarding growth that are coordinated with the General Plan of Placer County. This is very important with land areas

within the City of Colfax's Sphere of Influence (SOI) and Planning Area. Many issues relating to growth have a regional context. Common issues and concerns include transportation, housing, schools, commerce, employment, infrastructure, open space and land use.

2.2 General Principles

The following principles were developed to guide the preparation of the General Plan and in particular, the Land Use Element. These principles are implemented by the policies of the Land Use Element, Land Use Diagram, or both.

- Provide for accommodation of projected growth to the year 2020. Provide a surplus of land available for development beyond the year 2020 to account for unbuildable residential lots and ensure competition and flexibility in Commercial and Industrial land uses.
- Locate significant new development around existing developed areas.
- Designate an adequate amount of land in the Commercial land use designation to accommodate projected demand.
- New freeway oriented commercial development shall be located at the existing developed interchanges.
- Community design criteria should be developed to preserve the historic architecture of the downtown.

2.3 Background

This section contains information about the City's Sphere of Influence, City Planning Area, land use classifications and general uses permitted by the City's Zoning Ordinance.

2.3.1 Colfax's Sphere of Influence

The Sphere of Influence (SOI) is "the probable ultimate physical boundaries and service area" of a jurisdiction (California Government Code Section 56076). The Local Agency Formation Commission (LAFCO) in every county adopts a SOI for each City. The current SOI includes areas beyond the City limits most likely to be annexed and provided with City services (Figure 2.1).

The City has a long term interest in the SOI properties. Decisions made within the SOI may someday be within City limits and be subject to City policies and standards. The City and County will coordinate future annexations within the SOI. Government Code Section 65859

allows a City to prezone unincorporated land that adjoins the City limits. Prezoning does not have any take effect until the unincorporated land is annexed. Prezoned land is subject to the applicable zoning in the City and is required to be consistent with the community general plan. All future annexations will be prezoned.

The current SOI was adopted in the 1980s. The map (Figure 2.1) shows the current boundaries. The current SOI encompasses approximately 2294 acres. This includes the 664 acres in the City of Colfax.

2.3.2 Existing Land Use Inventory and Zoning Descriptions

The following categories of land uses are shown on the Land Use Diagram (Table 2.1). Zoning is applied to these land uses to implement the General Plan Land Use designations and to identify appropriate densities. The densities are the maximum allowed based on minimum lot sizes as defined in the City's zoning ordinance.

The definition of a **land use** is the current utilization of any piece of land. The way in which land is being used is land use. For example, if a parcel of land is being used as a grocery store, this would be considered a commercial land use. Figure 2.1, shows Present Land Use Areas as well as current zoning.

The definition of **zoning** is the process by which a City or County controls the use of a parcel and physical configuration of development upon tracts of land within its jurisdiction. Zoning is administered through the City Zoning Ordinance. The following zoning designations are used in Colfax to control land use.

Agricultural District

The purpose of the Agricultural District is to promote and preserve in appropriate areas of the City conditions favorable to agricultural use. This district is intended to include activities normally and necessarily related to conduct agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

Allowable land uses under this designation include: crop farming, tree farming, and truck gardening. The City Zoning Ordinance also outlines several accessory uses and buildings that are also permitted within this district.

Open Space District

The purpose of the Open Space District is to promote and preserve open space for outdoor recreation in areas particularly suited for park and recreation. This district is intended to be limited to activities normally related to outdoor recreation.

Open Space may be land that is under public or private ownership. It is essentially unimproved and is devoted to any of the uses defined in the Conservation and Open Space Element (in this document) or the Zoning Ordinance. Open Space may be land preserved or protected through the use of easements, dedication, purchase, and/or donation to a land trust or public agency, and transfer of development rights. Cluster development may be used to provide for open space.

Allowable land use for this district include: parks, playgrounds, buffer zones and landscaping.

Land Use Designation	Acres*	Percent
Single Family Residential (R-1)	215	31
Multi-Family Residential (RM)	14	2
Mobile Home Subdivision (RMHS)	15	2
Light Industry (IL)	68	9
Commercial Retail (CR)	24	3
Commercial Highway (CH)	45	7
Special Public Service District (SPSD)	84	12
Agricultural (A)	26	4
Open Space (O)	2	.3
Historical Design Control District (H1)**	62	9
Vacant or undeveloped	139	20

* Acreage is approximate ** Included in other designations *** Zoning shown in ()

Single-Family Residence District

The purpose of the Single-Family Residential District is to provide for areas in appropriate locations where quiet, low density residential neighborhoods may be established, maintained, and protected. The regulations of this district are designed to promote and encourage a suitable environment for families. To this end the regulations permit the establishment of single-family dwellings and also permit, with proper controls, those public and quasi-public activities, such as schools, libraries, churches, parks and playgrounds which serve the needs of families.

There are five sub-categories in the R-1 designation. Table 2-1 indicates the R-1 district categories.

District	Min. Area in Square Ft.
R-1-40	40,000
R-1-20	20,000
R-1-15	15,000
R-1-10	10,000
R-1-5	5,000

Allowable uses under this designation include: single-family dwellings, public parks, playgrounds, schools, libraries, and churches.

The Zoning Ordinance also outlines accessory uses and buildings also permitted in this zone including: home occupations, number of pets, and the location of walls and signs.

Multi-Family Residence District

The purpose of the Multi-Family Residential District (R-M) is to provide for areas in appropriate locations where apartment house neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment. To this end multiple dwellings ranging from garden apartments to multi-story apartments and necessary public services and activities are permissible.

There are two sub-categories in the R-M zoning designation outline below in Table 2-3.

District	Minimum Parcel Area (Sq. Ft.)	Min. Parcel Area per dwelling unit (Sq. Ft.)	Min. Usable Open Space per dwelling unit (Sq. Ft.)	Maximum Lot Coverage	Max. Bldg. Height *
R-M-1 stories (low density)	6,000	3,000	400	40%	2 ½ or 30 feet
R-M-2 stories (high density)	6,000	1,500	200		2 ½ or 30 feet

* As measured from any foundation location horizontal to a point parallel to the highest point of the building.

Allowable uses under this designation include: single-family dwellings, duplex or two family dwellings, multi-family dwellings, and parks, playgrounds, schools, libraries, and churches.

The Zoning Ordinance also outlines accessory uses and buildings permitted in this zone.

Retail Commercial District

The purpose of the Retail Commercial District (C-R) is to provide for areas in the City where businesses may be established to serve surrounding residential neighborhoods and the outlying districts. The regulations of this district are designed to promote a combination of retail and service facilities to meet the needs of residents of the surrounding area.

The allowable uses under the C-R designation include some of the following: retail businesses such as food, hardware, dry goods, drug store, and furniture; service and professional establishments and offices; restaurants, bars, and theaters; business and technical schools; and single residential living areas.

The Zoning Ordinance also indicates accessory uses, buildings and conditional uses that are permissible in this designation.

Highway Commercial District

The purpose of the Highway Commercial District (C-H) is to provide for areas in appropriate locations adjacent to thoroughfares where activities are dependent upon or cater to thoroughfare traffic, such as Interstate 80. The regulations of this district are designed to encourage centers for retail, commercial, entertainment, automotive, and tourist facilities, and other appropriate highway-related activities.

The minimum requirements for permitted uses in this zone are outlined in Table 2-4.

Table 2-4 C-H Minimum Requirements	
Lot Area (Sq. ft.)	Maximum Coverage
5,000	50%

Some of the allowable uses under this designation include: car lots, hotels, restaurants, retail shops, nurseries, and single-family residences.

The Zoning Ordinance also outlines accessory uses and buildings permitted in this zone.

Limited Industrial District

The purpose of the Limited Industrial District (I-L) is to provide for areas in appropriate locations where wholesale and heavy commercial activities and industrial processes not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to promote an environment in which industries and related activities may be conducted.

Some of the allowable uses under this designation include: wholesale businesses, warehousing, service and gasoline stations, storage yards, public utility buildings, carpenter, electrical and plumbing shops, veterinary clinics, manufacturing, processing and assembly businesses.

The Zoning Ordinance also outlines accessory uses and buildings permitted in this zone.

Residential Mobile-Home Subdivision

The purpose of the Residential Mobile-Home Subdivision District (R-MHS) is to provide regulations for the placement of mobile-homes on individual lots within an approved subdivision specifically designed and designated for the sale of lots to accommodate mobile-homes as single-family owner-occupied dwelling units within a planned unit development.

Allowable uses under this designation include: a one-family, owner-occupied mobile-home on each lot; mobile-home parks; parks, playgrounds, riding and hiking trails, golf courses, lakes, and other related recreational facilities; and schools and churches.

The Zoning Ordinance also outlines accessory uses and buildings permitted in this zone as well as the development of mobile-home parks.

Special Public Service District

The purpose of the Special Public Service District (SPSD) is to provide for the orderly development of public facilities within any district.

The uses allowable in the SPSP district include: wastewater treatment plants and sanitary landfills.

Historical Design Control District

The purpose of this district is to ensure that the development, redevelopment, and rehabilitation of property in the designated area is consistent with the historic character of the original City area. The City's Design Review Commission has established a set of design goals for this district requiring certain architectural styles, the use of specific materials and colors that are consistent with existing historic buildings, and the use of special procedures in

the rehabilitation of existing buildings. The Community Design Element has expanded these goals into a set of Design Guidelines which are contained in this General Plan.

Allowable land uses are those allowable in commercial and residential land use areas.

2.3.3 Future Land Use Distribution and Development Potential

Future Land Use Map based on current and future zoning is shown in Figure 2.2. The following sections describe the land use designations and the standards of population density and building intensity for the various land use designations. Residential building densities are stated as the allowable range of dwelling units per gross acre. Dwelling units per acre are implemented by the Zoning Ordinance and are often dictated by ranges, i.e. Residential Mobile-Home Subdivision--a one-family, owner-occupied mobile-home on each lot.

Population density can be derived by multiplying the number of units by the average number of persons per dwelling unit. The assumed average number of 2.43 persons per dwelling unit for the Colfax area was obtained from the California Department of Finance.

Non-residential building intensities are stated as maximum Floor Area Ratios (FARs). A FAR is equivalent to the gross building square footage permitted on a lot divided by the net square footage of the lot. Net acreage is the total acreage less any streets or buildings.

The table and graphic below provide an example of how FAR is calculated:

Floor Area Ratio (FAR) Example		
FAR	Lot (one acre) (square feet)	Building Area (square feet)
0.25	43,560	10,890
1.0	43,560	43,560
2.0	43,560	87,120
3.0	43,560	130,680

Table 2-5 lists densities and intensities for various land use designations described in detail on the following pages.

Land Use Designation	Density DU per acre	Intensity (FAR)
Single Family Residential (R-1)	14	-
Multi-Family Residential (RM)	29	-
Mobile Home Subdivision (RMHS)	14	-
Light Industry (II.)	-	2.0
Commercial Retail (CR)	-	3.0
Commercial Highway (CH)	-	3.0
Special Public Service District (SPSD)	-	-
Agricultural (A)	1 per 5 acres	-
Open Space (O)	-	-

The Housing Element summarizes the vacant land by zoning and slope. The parcel-by-parcel analysis shows a considerable number of vacant lots in the City, ranging in size from about 5,000 square feet to several acres. In terms of housing needs and the vacant land inventory, the City should not have difficulty in accommodating its share of the regional housing needs (See Table 34 in housing element).

Type of Land Use	SOI**	Vacant Acres*	Developed Acres*	Total Acres*	Percent of Total
Commercial	225	61	104	165	25
High Den. Res./ Commercial	16	0	16	16	2
Industrial	319	61	144	205	30
Indust. / Greenbelt	13	0	4	4	.5
Low Density Residential	424	0	0	0	0
Med. Density Residential	1167	97	82	179	27
Med. High Density Residential	130	7	95	102	15.5

* Within City Limits ** Acreage within the Sphere of Influence (including within the City limits)

Agricultural

Land within the City devoted to agricultural uses has changed to R-1-20 and accounts for 26 acres.

Open Space

Land within the City devoted to open space uses account for 2 acres. These areas are located primarily at the ball field and park areas (Figure 2.1).

Residential

Within the City, the residential land use accounts for 244 acres (Table 2.1). The amount of land zoned residential within the City totals 316 acres. R-1 residential zoning includes 72 vacant acres.

Within the City, the R-M multi-family residential land use accounts for 14 acres.

Commercial

Land designated for commercial land uses within the City total 135 acres. A total of 65 acres are vacant. There are also portions of land zoned commercial that currently have residential uses. The commercial use of land within the City occurs in the downtown area in the vicinity of Main Street between Depot and Church streets, along Auburn Street and Canyon Way, and Interstate 80.

The Interstate 80 corridor is designated for highway commercial uses. A large portion of this corridor along Canyon View Road and Canyon Way has the greatest potential for future development.

The City currently has adequate land that is zoned for commercial uses and is available for future development (65 vacant acres).

Limited Industrial

Industrial land within the community is 68 acres. Of this 11 acres are vacant. The majority of current industrial land parallels the Union Pacific Railroad. The other major portions of vacant zoned industrial land occur along Placer Hills Road.

Commercial-Industrial

The Commercial-Industrial Use category is intended to provide a transition between areas, which are traditionally either Commercial or Industrial, but have the basic characteristics of each. The areas designated Commercial-Industrial will provide locations for uses having

fabrication or assembly activities associated with preparation of goods for immediate retail sales. Such uses might include machine assembly, trailer assembly and sales, welding or bolting of pre-manufactured parts, or finished processing of materials prior to retail sales.

Public Service

The Natural Environment Element discusses the existing wastewater disposal facilities for the City of Colfax.

2.3.4 Land Use and Growth

The City of Colfax has an established land use pattern. The areas around the major transportation routes (I-80 and Union Pacific Railroad) are generally devoted to commercial and industrial uses.

The adjoining land uses along these transportation routes are primarily devoted to residential uses of varied densities. In an ideal situation, the higher density residential areas should be located closer to commercial areas and the downtown core. This would give the City a compact urban environment that is easier to provide public facilities, services and can help reduce daily vehicle trips (CIR).

The idea of a **Jobs/Housing Balance** is becoming more important for employment and development of any community. The Jobs/Housing Balance is based on commuting. The number of overall vehicle trips and miles traveled can be reduced if sufficient jobs are available locally to help balance employment and housing opportunities within the community.

In order to help balance jobs and housing within a community, opportunities for potential employment should continue to be encouraged. The City can help continue this by maintaining a percentage of vacant land zoned for manufacturing and commercial uses compared to vacant land zoned for residential uses.

The City currently has approximately 2 percent of vacant land that is zoned for commercial uses and approximately 9 percent of vacant land zoned for industrial uses. It is recommended that at least 15 percent of vacant land be zoned for commercial and industrial uses when compared to vacant land zoned for residential uses. While having vacant land zoned for commercial and industrial uses does not ensure jobs for a community, it does allow for possible employment opportunities because the land is available.

Residential Build Out

The City currently has 63 acres of vacant land that is zoned for residential uses. Table 2-7 illustrates the vacant land zoned for residential uses. For potential future build out see Table 2-8. The Housing Element discusses population and housing characteristics for the City of Colfax.

In the ten years from 1980-1990, the City added 136 new housing units to make up a total of 621 units. These were 382 single family detached units and 16 attached units. Approximately 180 units are multi-family structures containing two or more units and the third type of dwelling is the mobile home which accounts for 37 of all housing units. This housing stock is predominantly of a conventional suburban nature of detached single family homes.

Zoned	Land Use ¹	Acres	Percent of Total
R-1-40	Vacant	0	0
R-1-20	Vacant	26	24
R-1-15	Vacant	0	0
R-1-10	Vacant	0	0
R-1-5	Vacant	34	31
R-M-1	Vacant	3.4	3
R-M-2	Vacant	45	42

¹ Vacant land use is defined as land with no other physical uses

Estimates from the Sacramento Area Council of Governments reflect the changes in dwelling units between 1990 and 1997. These estimates show an increase in total dwelling units to 686 with 431 single family units, 218 multi-family units and 37 mobile homes.

2.4 Land Use Issues

The following land use issues and concerns were identified by the Planning Commission:

- Need to attract travelers into the Historic Downtown.
- Promote retail businesses in downtown.
- Need to update and expand Development Fee Structure:
 - Development Fees
 - Capital Improvement Fees
 - Sewer and Sanitation Fees
 - Parks & Open Space Fees
- Increase local control of land within the Sphere of Influence.
- Plan a more efficient use of commercial and industrial land.

2.5 Findings

The following findings address land use issues and concerns:

- Zoning ordinance needs to be updated to conform to the General Plan
- Evaluate zoning along railroad corridor for possible changes in Industrial and Residential zoning designations, i.e. parcels at end of Sherwood Court adjacent to railroad.
- Carefully review all additions to the current Sphere of Influence and Planning Area.
- City should continue to maintain adequate vacant land zoned for commercial and industrial uses in relation to residential uses to provide for a Jobs/Housing Balance.
- For annexation to occur, all land must first be rezoned, annexation boundaries should be drawn to exclude county peninsulas. Annexation should benefit the City.
- Apply to LAFCO for Annexation and Sphere of Influence changes.
- Mitigation of potential environmental impact of new development will depend upon the adoption of the City's Land Use Standards.
- Review all open space requirements to increase the amount of open space available.

2.6 Land Use Goals, Policies, and Implementation Measures

Allowable land use activities within the corporate limits of the City of Colfax are presently given by the Existing Land Use and Zoning Map (Figure 2.1). These land use and zoning designations are currently in effect and managed by the City Government. Outside the City boundary, however, land use activities are presently managed by Placer County. In the land surrounding the City limits lies the City's Sphere-of Influence (SOI). Within this zone, the area into which the City expects to grow, the community may specify land use activities which will be consistent with its present land use policy and goals for growth. The City may propose future land uses within the SOI, designate them on the land use map and rezone their specific land use character. The future land use for the City is designated on the General Plan Map (Figure 2.2).

The changes to be implemented in the General Plan will minimize land use conflicts between adjacent land uses. These land use designations within the City and its SOI will encourage maintaining the open rural character of the areas surrounding the City. Changes in the location of Limited Industrial will increase the land available in areas where suitable land and services exist with minimum land use conflicts. These areas are along the rail line to the east and west of the City. Those areas that are appropriate are required to implement the use of greenbelt and buffer areas to improve the environmental conditions of the surrounding areas. Some residential areas along the rail line will require zoning changes to commercial, industrial and industrial greenbelt district rather than residential. These changes will limit conflicts in land use for these areas. This will improve circulation, noise, and air quality for surrounding properties as well.

Changes in residential density in the downtown core area will help reduce traffic and bring consistency in this predominately residential area. It will encourage residential infill and uniform development in this area. By locating medium and medium high density land uses in this area circulation will be improved by decreasing daily vehicular trips. This could have a positive effect on air quality and improve the citizens access to City services.

The major changes within the City are along the transportation corridors as well as in the central core area. These changes will result in more uniform development and better utilization of existing vacant land within the City. The land use policy will discourage residential development adjacent to I-80 and the railroad. Another positive effect of this action would be to reduce conflicting land uses in the future between industrial and residential development.

Changes in the residential densities will help provide adequate vacant land for residential development for all income levels. The densities established will provide a consistency of development and a more efficient use of the natural topography. This will enable better protection of the environment.

The residential development and potential population changes are listed in Table 2.8. Using the vacant acreage available in the three designated land use areas these potential population changes can be calculated. **Low Density Residential** areas will utilize 2.25 dwelling units (DU's) per acre, **Medium Density Residential** will use 7 DU's per acre, **Medium High Density Residential** will use 12 DU's per acre. The California State Department of Finance, January 1992, places the occupancy of Colfax at 2.43 persons per unit. These figures were used to project the population changes (Table 2-8). These potential population increases are at maximum built out. And should be considered by all necessary agencies in future planning including schools, public safety, infrastructure and business activities.

One issue that should be considered in the projections of residential build out is the City of Colfax Hillside Development Guidelines (Appendix A). These guidelines were adopted in 1993. No development is allowed where slopes exceed thirty percent (30%).

Each development must meet these guidelines and be evaluated on an individual basis. This evaluation could reduce the density allowable in hillside areas by thirty to sixty percent (30-60%). The consultant and City staff estimate that this reduction will be thirty-five percent (35%) for planning purposes. This will bring a reduction in potential development. These reductions can be related to population increase as shown in Table 2-8. These reductions can only be confirmed as each development is evaluated.

Residential Land Use	Average Dwelling Units Per Acre	Vacant Acres in City	Vacant Acres in SOI (estimated)	Potential Population Increase in City**	Potential Population Increase in SOI**	Total Change
Low Density	2.25	0	399	0	2,181	2,181
Med. Density	7	97	710	1,650	12,077	13,727
Med. High Density	12	7	20	204	583	787
Hillside Development Guidelines Reduction				(646)	0	(649)
Total						19,019

* Population in SOI not affected by Hillside Development Guidelines.

** 2.43 persons per dwelling unit used for population planning.

Additional land use designations have been added to the General Plan Map (Figure 2-2). They include the following designations:

Low Density Residential - This land use classification is intended for the lowest density residential areas of the City and its SOI. These areas have limited density due to topography, infrastructure or other existing restrictions. They are a contiguous part of the buildout area. The dwelling unit density for this classification are from .1 - 4.0 DU's per acre. Allowable uses are one and two family residences, care homes, home occupations, non-profit organizations, and related activities. Consistent zoning for these areas include R-1, R-1-10, R-1-20, R-1-5, MHS, RM-1 districts. The City has no acres in this land use designation. The SOI contains approximately 399 vacant acres in this land use designation.

Medium Density Residential - The medium density residential classification is intended to designate areas of the city and SOI in which multiple family housing will be allowable by right. These areas are conducive to higher density development and are more efficiently served by City services. The dwelling unit density is 4.1-10.0 units per acre. Any residential zoning (with some restrictions) is consistent in these areas. There are approximately 710 acres in the SOI and 97 in the City that are affected

Medium High Density Residential - This medium-high density classification will allow selected areas of the city and SOI to accommodate higher density apartments, condominiums and other similar uses. This designation will help the City to meet its

fair share housing needs (Housing Element). There are approximately 20 acres in the SOI and 7 acres in the City that are affected.

Industrial Greenbelt - This designation is to provide for industrial use that will enhance the appearance and quality of life in the City. Development in this area will carry with it requirements for greenbelt and open space designations that will provide buffer areas to separate the industrial facilities from other adjacent land uses. For basic examples see Figure 2.3 and 2.4. These figures are used in the Placer County General Plan and are compatible with that document. This land use designation in Colfax is defined by its topography and relationship to the Union Pacific rail lines. Industrial development in this area is intended to be related to the railroad and/or the highway, with those areas having difficult topography remaining in permanent open space (Figure 2-2).

This General Plan recommends that as industrial development takes place in the Industrial Greenbelt designation areas, that open space uses be dedicated to the City, either in fee simple or as development rights, and incorporated into the park and trail system of the City.

Figure 2.3 Industrial-Commercial Buffer/Greenbelt

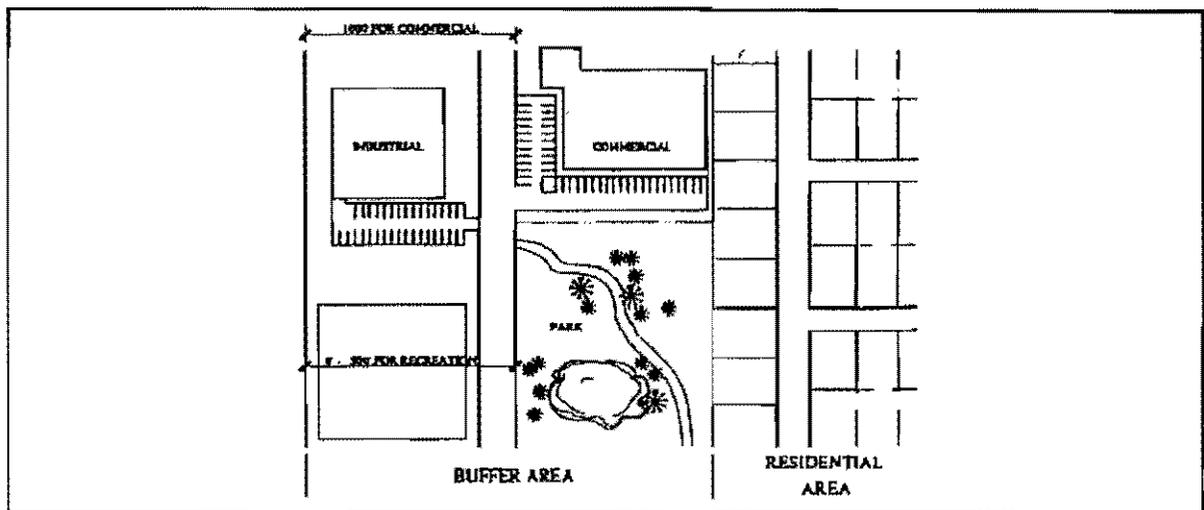
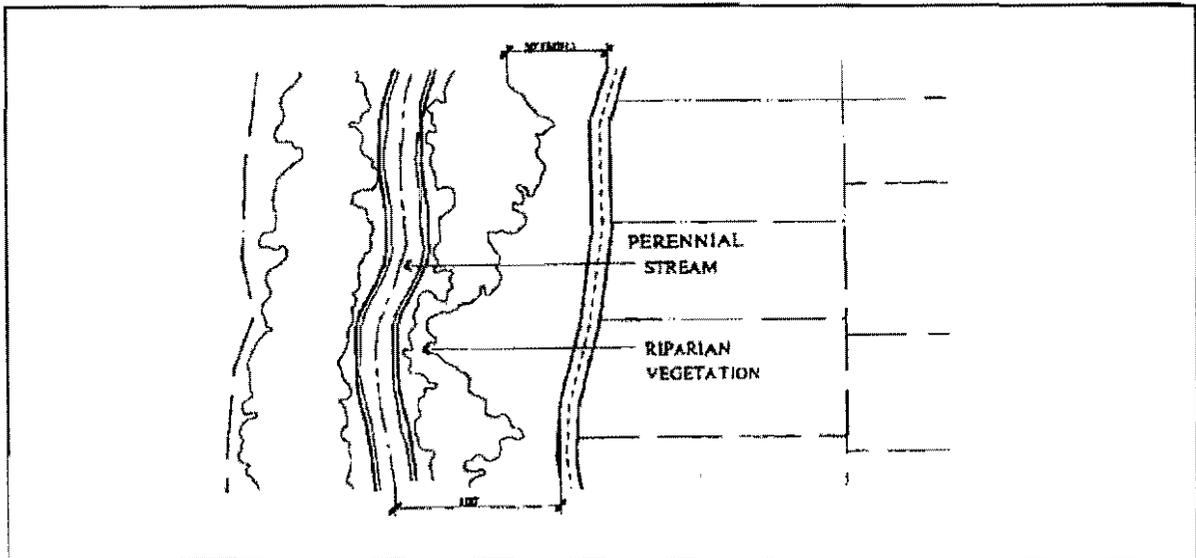


Figure 2.4 Sensitive Habitat Buffer/greenbelt



The Land Use Element defines and designates the general distribution, location and extent of land uses, including residential, commercial, industry, open space, agriculture, public service districts and other current and future land uses. It includes standards of population density and building intensity for the area covered by the plan. Growth within Colfax can be projected using these standards and densities. This growth includes the development and maintenance of residential and commercial areas. In Table 2-6 an inventory of vacant land within the City shows 104 acres of vacant land zoned for residential development and 122 acres available for commercial development.

This Land Use Element, when implemented, will direct development by defining areas within the City for medium density and medium high density residential areas (See Figure 2-2). Density standards are defined for medium density residential as areas that have 4.1 - 10.0 dwelling units (DUs) per acre. Medium high density residential will accommodate 10.1 - 29.0 DUs per acre. For future planning, the General Plan uses an average of 7 DUs per acre for medium density and 12 DUs per acre for medium high density. There are also potential changes in inflow due to commercial development. There are 122 acres available for commercial development. Using current data from the City, the approximate equivalent dwelling units (EDU's) for commercial property is 3 per acre. The Colfax Hillside Development Guidelines must be included in the planning process for future buildout.

Currently there are 686 dwelling units located within the City Limits. Contained within this chapter are goals, policies and implementation measures that will affect this number. With changes in the number of dwelling units there will be accompanying increases in commercial development. This development will use the inventory of vacant land as well as changes in current use of developed land. Future growth will also utilize vacant and developed properties in the SOI. Though the City has no control over the development in the SOI it must be considered as decisions are made and plans implemented. The City's foothill location provides

some limitations to development, yet there is sufficient area vacant land for continued future expansion. The medium density vacant land available will be developed at an average of 7 dwelling units per acre and the medium high density at an average of 12 units. This gives the City a future increase of 472 dwelling units. This does not include any accompanying growth in commercial and business development in the City on the 122 vacant acres designated for that purpose.

The results of future buildout are shown in Table 2-9. Included in the planning process are the Colfax Hillside Development guidelines. The reduction caused by these guidelines is reflected in reduction of total DU's. The timetable for potential increase in population and DU's can only be projected using past growth statistics. In 1991, the Sierra Planning Organization projected a yearly population increase in Colfax of between three and four percent (3%-4%) between 1990 and 2000. Data reveals an yearly growth rate of approximately two and one half percent (2 1/2 %) for the period between 1990 and 1997. If this trend continues the potential dwelling units added to Colfax for the life of this General Plan are 248. Between 1990 and 1997 an average of 10 dwelling units were added to Colfax per year.

**Table 2-9
Potential Dwelling Unit Increases
City of Colfax**

Residential Land Use	Vacant Acres in City	Dwelling Units Per Acre	Total Dwelling Units
Medium Density	97	4 (1.4)	388 (136)
Medium High Density	7	12 (4.2)	84 (29)
Commercial /Industrial	122	3 EDU (1)	366 EDU (122)
Hillside Development Guidelines Reduction			(287)**
Total (With Reduction)			584
Total (With out Reduction)			871

** (Reduction due to Colfax Hillside Development Guidelines)

This Land Use Element attempts to provide land for growth and development while preserving and protecting the sensitive environmental areas of the City. As development continues current infrastructure must be evaluated and analyzed to detect capital improvements that must accompany these changes. Issues to be evaluated as land use policies are implemented are circulation, air quality, public facilities, wastewater treatment and open space needs.

Goal 2.6.1: *Promote the orderly development of Colfax and its surroundings.*

Policy 2.6.1.1 Annexation of additional area into the City shall occur only when there is a demonstrated economic or environmental need to do so and when the annexation is in conformance to the general plan.

Policy 2.6.1.2 Avoid the approval of land uses which threaten public safety and property values.

Policy 2.6.1.3 Provide adequate vacant land for development of a range of commercial, office, and light industrial activities.

Policy 2.6.1.4 Conserve and improve aesthetic, historic, neighborhood, open space and environmental land resources of the community.

Implementation Measures

2.6.1A Require expanded initial studies (CEQA) and fiscal impact studies to evaluate the advantages and disadvantages of all proposed annexations or major rezonings.

2.6.1B Require rezoning for all land use changes in Placer County jurisdiction within the lands surrounding the SOI.

2.6.1C Commercial development will be clustered on arterial streets and at major intersections near Interstate 80 interchanges.

2.6.1D Industrial development will be located near the railroad.

2.6.1E Traveler and visitor oriented land uses will be located near the I-80 corridor.

2.6.1F Locate industrial and commercial land uses away from noise sensitive land uses.

2.6.1G Establish criteria for a general or medium industrial zoning designation.

Goal 2.6.2 *Insure that new development pays for the necessary City facilities and services to support it through tax revenues, fees, or other means.*

Policy 2.6.2.1 Encourage the location and development of businesses which generate high property and sales taxes, local employment and are environmentally compatible.

Policy 2.6.2.2 All new residential subdivision, commercial or industrial land development within the City shall be contingent upon City services including sewer, water and emergency vehicle access.

Policy 2.6.2.3 Establish and maintain a Capital Improvement Program for public facilities improvements that parallels the rate of new land development in the City. (CIR)

Implementation Measures

2.6.2A Develop a criteria for utility extension that includes economic feasibility, environmental sensitivity and enforcement of the General Plan Land Use Diagram.

2.6.2B Update the Capital Improvement Program as a means of keeping pace with the needs of future facilities and infrastructure.

2.6.2C Attempt to negotiate a Master Tax Transfer agreement with the County.

2.6.2D Require new development to pay a pro rata share of City infrastructure development maintenance.

Goal 2.6.3 *Provide adequate land in a range of density designations to meet the housing needs of most income groups in the City. (H)*

Policy 2.6.3.1 Maintain an adequate supply of vacant and underutilized land to accommodate projected housing needs as stated in the Housing Element. (H)

Implementation Measures

2.6.3A Ensure adequate Jobs/Housing Balance by maintaining ample vacant land for commercial and industrial purposes.

Goal 2.6.4 **Provide adequate land in the Open Space designation to meet the City's growing population.**

Policy 2.6.4.1 Maintain open space acreage equal to 4 acres per 1000 population.

Implementation Measures

2.6.4.A Ensure adequate open space by requiring new development to dedicate the required portion of land to open space.

GLOSSARY OF TERMS

Acreage	Total area including public dedications, buildable area, and existing rights-of-way.
Buildable Area	The largest area on which structures may be placed excluding rights-of-way, easements and restrictions imposed.
Buffer Zone	An area of land separating a conflicting land use nuisance or noise source which may contain visual screening or noise attenuating landscaping or structures or open space areas.
Cluster Development	A close arrangement of buildings in groups intended to leave open land around them for scenic and recreational benefits that can be utilized for open space.
Density	Number of units per acre as developed.
Density, Allowable	Number of units per acre allowed by right in the zoning district
Density Bonus	Additional densities allowed over those allowed in the zoning district.
Developable Area	The total land area which may be developed excluding public rights-of-way extreme slope and areas reserved for preservation for public purposes.
General Plan Guidelines	A local planning guide published by the State Office of Planning and Research.
Goal	A desirable future condition toward which current planning and other public policy actions will move the Community. Generally an ideal never completely attained, an ongoing process.
Greenbelt	An area of open space that may be natural or man-made to separate or provide a buffer between land uses. Can be used for public recreation or outdoor activity.
Implementation Measures	A specific decision, ordinance or action which puts a program into effect.
Infrastructure	The public system of improvements which permits movement of goods, people or information (e.g. roads, railroads, sidewalks, water, gas, power, telephone, sewer lines).

Land Use Designation	A one to four letter code indicating the general class of land use allowable in the area.
Noise Attenuation Device	Any device which will absorb or deflect noise to prevent nuisance in a residential or public area (e.g. earthen berms, masonry walls).
Nuisance	Any or a list of sounds, materials visual scenes, smells, light or physical danger which threaten the health or safety of persons living in a place or using a public right-of-way.
Objective	A measurable expectation or desire that can be accomplished through implementation of plans, ordinances or actions.
Open Space	Any parcel of land or water which is unimproved. Also landscaped area as defined in the City's Zoning Ordinances or actions.
Overlay District	An additional level of regulation which is superimposed on a Zoning District or General Plan map or text.
Planned Development	A development project which includes nontraditional design and is permitted in place of Uniform Zoning Guidelines, yet meets the general intent, overall density and public needs of zoning. Also, a planned development use permit.
Planning Area	Land outside the boundary of the City's jurisdiction which bears relation to its planning.
Policy	A statement of intent which should be used by Planners to guide planning decisions.
Slope Density	A provision that reduces allowable building density with increasing slope to limit erosion potential, structural failure and damage from natural hazards.
Sphere-of-Influence	The probable ultimate physical boundary and service area of the City.
Uniform Development	A proposed design of units or buildings spread evenly across a parcel of land.
Vehicle Trip Generation	The number of persons or vehicular trips expected to originate daily from a building or place.