

Z16-0009/Anderson Rezone
Location Map
Exhibit A

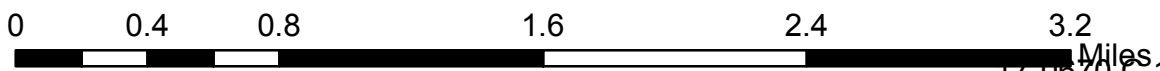
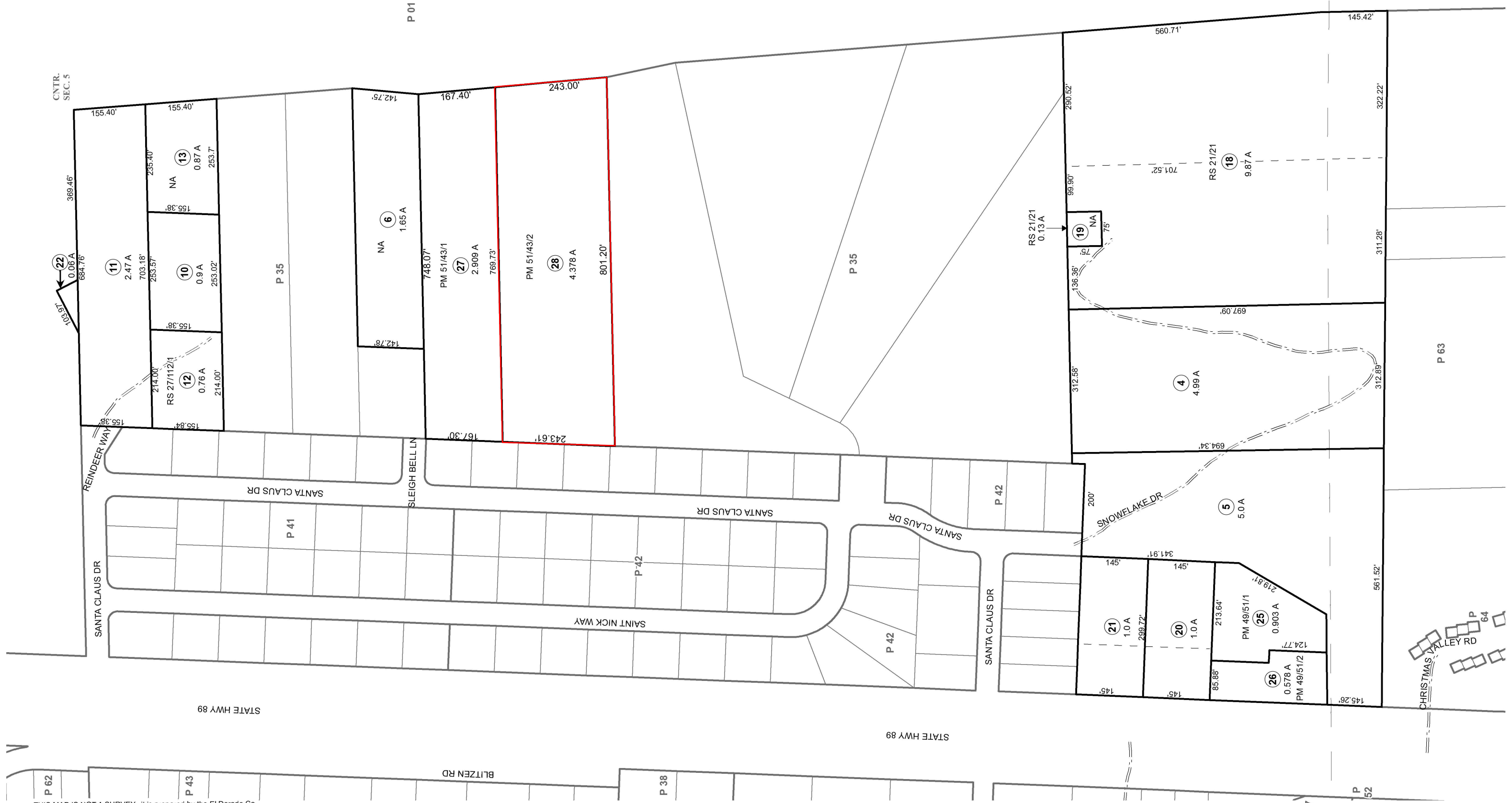
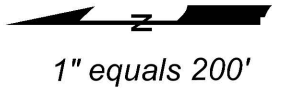


Exhibit B



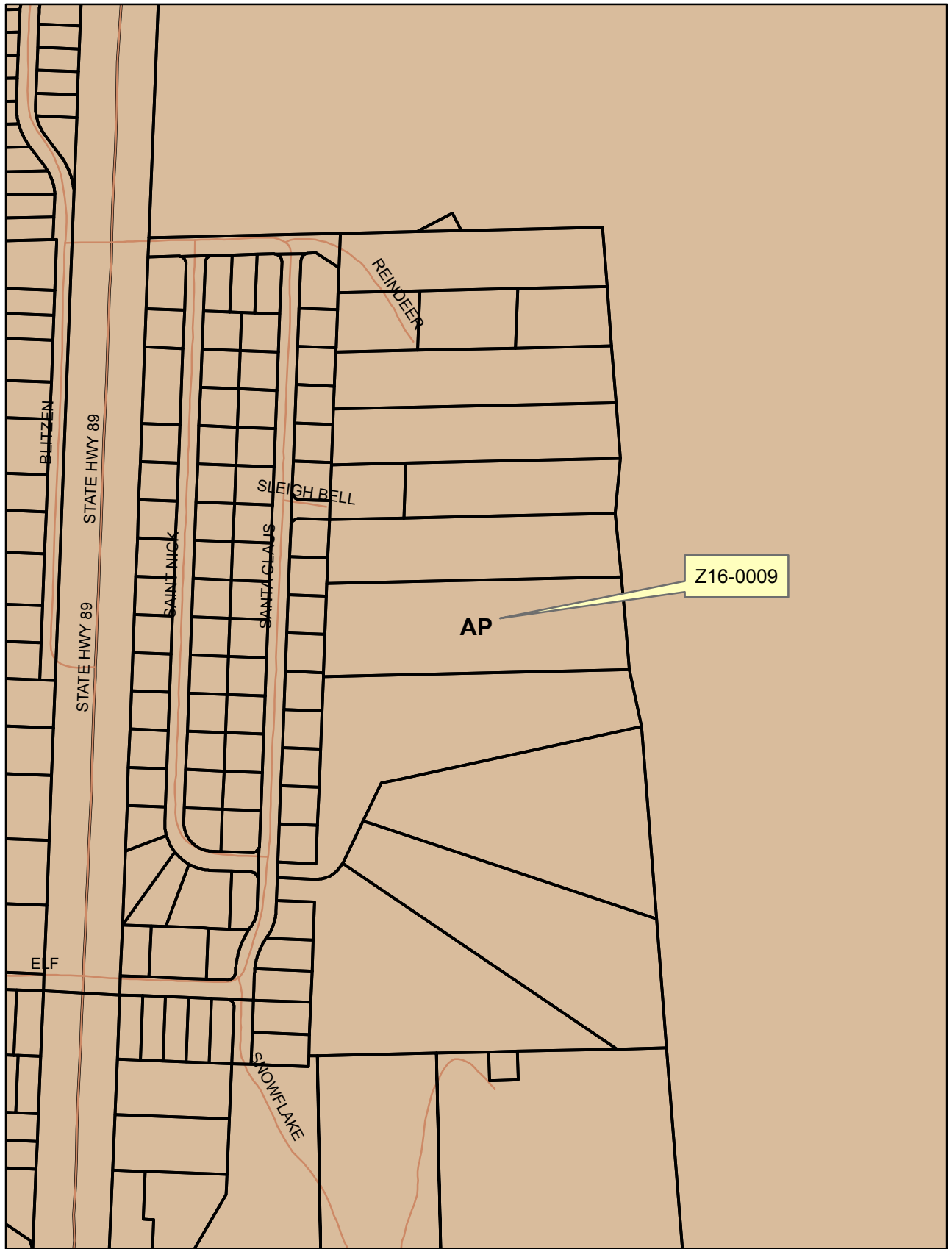
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

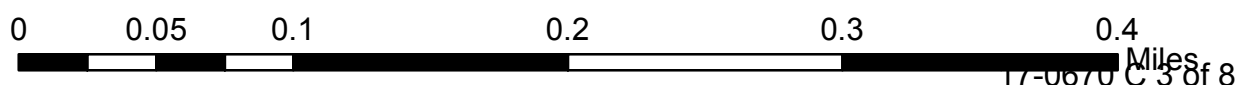
Rev. Jun 5, 2014

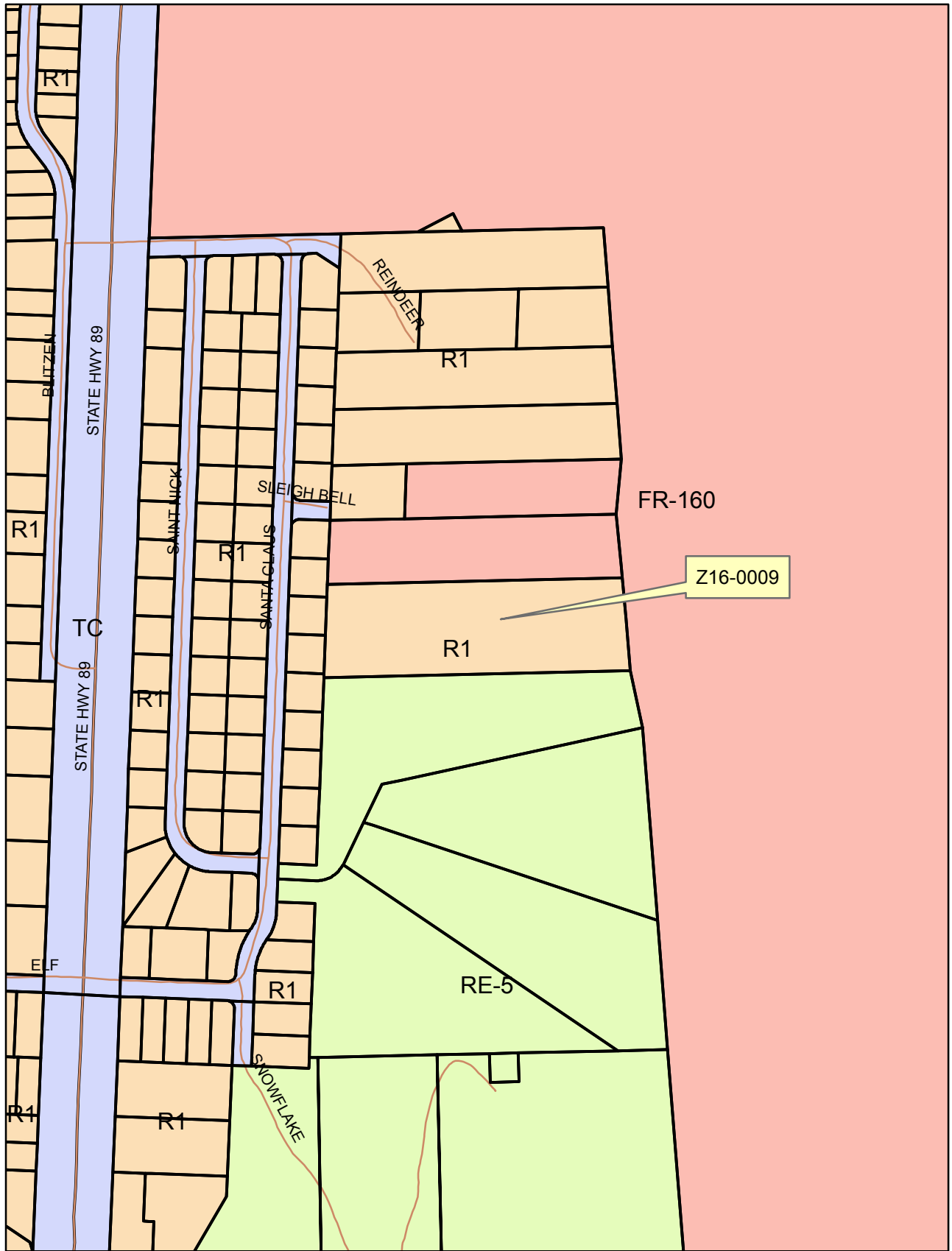
Assessor's Map Bk. 036, Pg. 53
County of El Dorado, CA



AP

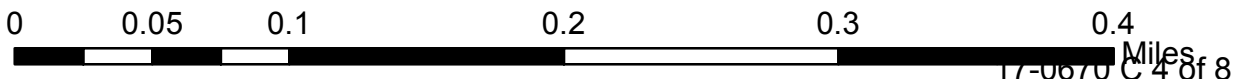
Z16-0009/Anderson Rezone
 General Plan Land Use Map
 Exhibit C

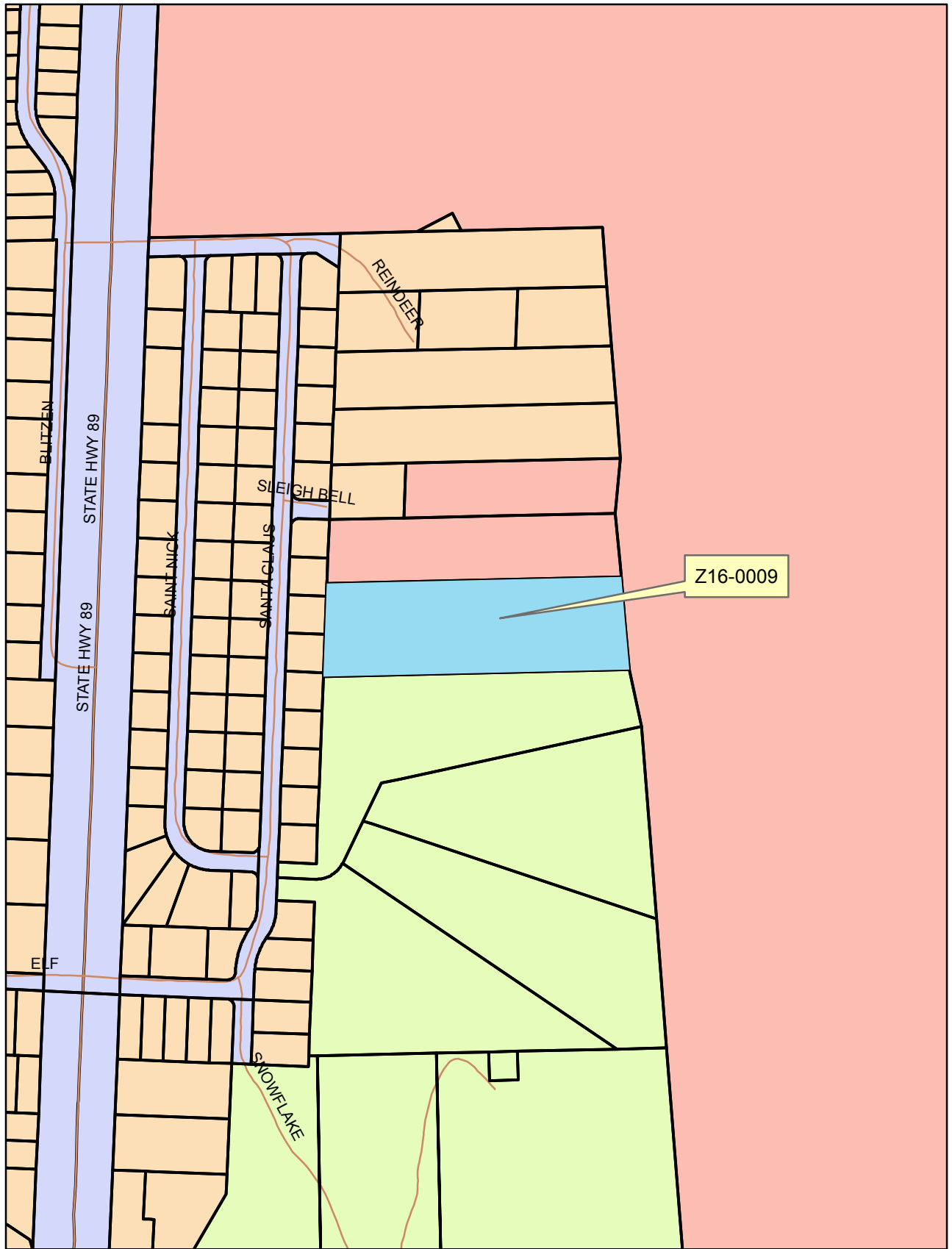




- FR-160
- R1
- RE-5
- TC

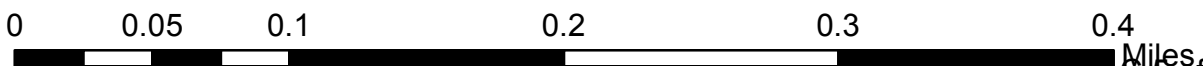
Z16-0009/Anderson Rezone
Current Zoning Map
Exhibit D





Z16-0009/Anderson Rezone
 Proposed Zoning Map
 Exhibit E

- FR-160
- R1
- RE-5
- TC
- R3A





Z16-0009/Anderson Rezone
Aerial Map
Exhibit F

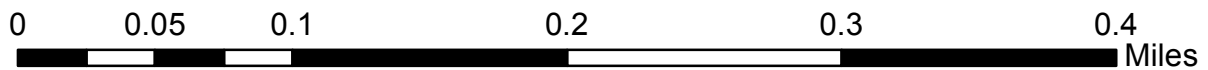


Exhibit G

137

CHRISTMAS VALLEY

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	NONE

DESCRIPTION:

Location: The Christmas Valley Plan Area is located south of Meyers in El Dorado County. It extends from the junction of Highway 50 and 89 to the base of the Luther Pass grade. This area is located on TRPA maps F-21, 22, 23 and 24.

Existing Uses: The primary use is residential at a density of one single family dwelling per parcel. Also included in the area is a condominium development and a few scattered duplexes. There are a variety of recreational uses associated with the Upper Truckee River. The area is currently about 50 percent built out.

Existing Environment: The Christmas Valley Plan Area is comprised of approximately 20 percent high hazard, 30 percent SEZ, 40 percent low hazard, and ten percent moderate hazard lands. The planning area has 15 percent land coverage and 20 percent disturbed.

PLANNING STATEMENT: The area should remain residential, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. There is a problem of containing stock animals, especially in SEZ.
2. Scenic Roadway Unit 38 is within this Plan Area.
3. The Agency Wildlife Map identifies waterfowl habitat in this Plan Area.

SPECIAL POLICIES:

1. Highway 89 in this area is a scenic corridor.
2. Horses, goats, and other farm animals should be strictly controlled to minimize disturbance to adjoining neighbors and to eliminate confinement facilities in the SEZ.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area.

Residential	Single family dwelling (A) and domestic animal raising (S).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), churches (S), public utility centers (S) local post offices (S), and day care centers/pre-schools (S).
Recreation	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), Management special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 89 corridor is 55 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented.[§]

[§] Amended 5/22/02