

# Proposed Mapping Criteria for Analysis

## Draft (04/26/2012)

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	Analyzed for the propose of the EIR at this Zone
<b>General Plan Policy 2.2.1.2 Tourist Recreational (TR); Appropriate throughout the County as determined by the Zoning Ordinance.</b>			
<a href="#"><u>TR</u></a>	<a href="#"><u>All Zones</u></a>	<a href="#"><u>Parcel Size and Proximity to CR/RC Identified to protect Transportation Corridors</u></a>	<a href="#"><u>RFL and RFH</u></a>
<a href="#"><u>TR</u></a>	<a href="#"><u>All Zones</u></a>	<a href="#"><u>Parcel Size and Proximity to CR/RC Identified to protect Transportation Corridors</u></a>	<a href="#"><u>TC</u></a>
<b>General Plan Policy 2.2.1.2 Public Facilities (PF); Suitable only for publicly owned lands used for public facilities. Appropriate within Community Regions, Rural Centers, and Rural Regions.</b>			
<a href="#"><u>PF</u></a>	<a href="#"><u>All Zones</u></a>	<a href="#"><u>Consistent with Surroundng zones and lot size</u></a>	
<b>General Plan Policy 2.2.1.2 Open Space (OS); To designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.) where no development other than that specifically needed for government-related open space uses is desired. Appropriate within Community Regions, Rural Centers, and Rural Regions.</b>			
<a href="#"><u>OS</u></a>	<a href="#"><u>AE (In WAC)</u></a>	<a href="#"><u>High Intesive Contract</u></a>	<a href="#"><u>PA-20</u></a>
<a href="#"><u>OS</u></a>	<a href="#"><u>AE (In WAC)</u></a>	<a href="#"><u>Low Intensive Contract</u></a>	<a href="#"><u>AG-40</u></a>
<b>General Plan Policy 2.2.1.2 Natural Resources (NR); Parcel size of 40 acres or more, 1 dwelling units per 160 acres or larger outside the National Forest Service lands and timber production zones and one dwelling units per 40 acres within river canyons outside of timber production areas, appropriate only within Rural Regions</b>			
<a href="#"><u>NR</u></a>	<a href="#"><u>Agriculture</u></a>	<a href="#"><u>40+ acres Above 3000'</u></a>	<a href="#"><u>FR-160</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>Agriculture (Ag Opt In)</u></a>	<a href="#"><u>40+ acres Below 3000' Outside Ag District</u></a>	<a href="#"><u>PA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>Agriculture</u></a>	<a href="#"><u>40+ Below 3000' In Ag District</u></a>	<a href="#"><u>LA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>AE (Not In WAC)</u></a>	<a href="#"><u>In Ag District less than 3,000'</u></a>	<a href="#"><u>PA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>AE (Not In WAC)</u></a>	<a href="#"><u>In Ag District at or above 3,000'</u></a>	<a href="#"><u>PA-160</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>AE (Not In WAC) (Ag Opt-In)</u></a>	<a href="#"><u>Outside Ag District below 3,000'</u></a>	<a href="#"><u>PA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>AE (Not In WAC) (Ag Opt-In)</u></a>	<a href="#"><u>Outside Ag District at or above 3,000'</u></a>	<a href="#"><u>PA-160</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>AE (In WAC)</u></a>	<a href="#"><u>High Intensive Contract</u></a>	<a href="#"><u>PA (40-160)</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>AE (In WAC)</u></a>	<a href="#"><u>Low Intensive Contract</u></a>	<a href="#"><u>AG (40-160)</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>Agriculture Preserve</u></a>		<a href="#"><u>LA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>SA-10</u></a>		<a href="#"><u>PA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>SA-10</u></a>	<a href="#"><u>3,000" or higher</u></a>	<a href="#"><u>PA-160</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>RA (Ag Opt-In)</u></a>	<a href="#"><u>Outside Ag District and below 3000'</u></a>	<a href="#"><u>PA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>RA (Ag Opt-In)</u></a>	<a href="#"><u>Outside Ag District and 3000' or higher</u></a>	<a href="#"><u>PA-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>RA</u></a>	<a href="#"><u>In Ag District</u></a>	<a href="#"><u>PA 40, 80, 160*</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>RE-5/RE-10</u></a>	<a href="#"><u>In Ag District</u></a>	<a href="#"><u>RE-40 (Platted Lands)</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>R1A, R2A, R3A, and RE-5</u></a>	<a href="#"><u>Below 3000'</u></a>	<a href="#"><u>RL-40 (Platted Lands)</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>R1A, R2A, R3A, and RE-5</u></a>	<a href="#"><u>≥ 3000' or higher or adjacent to TPZ or Nat'l Forest</u></a>	<a href="#"><u>FR 40, 80, 160* or Platted Overlay</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>Unclassified</u></a>	<a href="#"><u>Below 3000'</u></a>	<a href="#"><u>RL-40</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>Tahoe Basin</u></a>		<a href="#"><u>FR-160</u></a>
<a href="#"><u>NR</u></a>	<a href="#"><u>Unclassified</u></a>	<a href="#"><u>≥ 3000' or higher or adjacent to TPZ or Nat'l Forest</u></a>	<a href="#"><u>FR-160</u></a>

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Land Use Designation	Current Zone	Parcel Size & Criteria	Analyzed for the propose of the EIR at this Zone
<b>General Plan Policy 2.2.1.2 Agriculture Lands (AL); Density of 2 dwelling units per acre, 20 acre minimum and applied in Rural Region Only</b>			
<u>AL</u>	Agriculture	20+ Acres All A Zoned Parcels	LA-20
<u>AL</u>	AE (Not In WAC)	In or Out of Ag District	PA-20
<u>AL</u>	AE (In WAC)	High Intensive Contract	PA-20
<u>AL</u>	AE (In WAC)	Low Intensive Contract	AG-40
<u>AL</u>	Agriculture Preserve		LA-20
<u>AL</u>	SA-10		PA-20
<u>AL</u>	RA	In Ag District	PA 20, 40, 80, 160*
<u>AL</u>	RA	Outside of Ag District	LA 20, 40, 80, 160*
<u>AL</u>	RE-5/RE-10	<u>≥ 10 acres in Ag District</u>	LA-20
<b>General Plan Policy 2.2.1.2 Rural Residential (RR); Density of 1 dwelling unit per 10 to 160 acres, appropriate only in Rural Regions</b>			
<u>RR</u>	Agriculture	10 acres or less in Ag District	LA-10
<u>RR</u>	<u>Agriculture (Ag Opt-In)</u>	<u>Greater than 10 acres outside Ag District</u>	<u>PA-10</u>
<u>RR</u>	AE (Not In WAC)	10 acres or less outside Ag District	RL-10
<u>RR</u>	AE (Not In WAC) <u>(Ag Opt-In)</u>	Greater than 10 acres outside Ag District	<u>PA-10</u>
<u>RR</u>	AE (Not In WAC)	≥ 10 acres in Ag District	PA-20
<u>RR</u>	AE (In WAC)	High Intensive Contract	PA-20
<u>RR</u>	AE (In WAC)	Low Intensive Contract	AG-40
<u>RR</u>	Agriculture Preserve		LA-20
<u>RR</u>	SA-10		PA-10
<u>RR</u>	RA <u>(Ag Opt In)</u>	Outside Ag District	<u>PA-10</u>
<u>RR</u>	RA	<u>≥ 10 acres in Ag District</u>	PA 20, 40, 80, 160*
<u>RR</u>	RA	3000' or higher, outside Ag District	FR-160
<u>RR</u>	RE-10 <u>(Ag Opt-In)</u>	<u>≥ 10 acres in Ag District</u>	<u>PA-10</u>
<u>RR</u>	R1A, R2A, R3A, and RE-5 <u>(outside Ag-District)</u>	<u>Below 3000'</u>	<u>RE</u> RL-10 or Platted Lands
<u>RR</u>	<u>R1A, R2A, R3A, and RE-5 (outside Ag-District)</u>	<u>≥ 3000'</u>	<u>RL-160 or Platted-Lands</u>
<u>RR</u>	Unclassified	Below 3000'	RL-10
<u>RR</u>	Unclassified	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-160
<u>RR</u>	Unclassified	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	RL-160
<u>RR</u>		If in CR/RC	mapping error? Furthure Review
<u>RR</u>	R1, R1A, R2, R2A, R3A, RE-5	Retain existing zoning (PL Overlay or GP map error)	Platted Lands/Furthure Review

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<b>General Plan Policy 2.2.1.2 Low Density Residential (LDR); Maximum Density is 1 dwelling units per 5 acres, Parcel sizes of 5-10 acres, allowable within Community Regions, Rural Centers or Rural Regions</b>			
<a href="#">LDR</a>	Agriculture	Less than 10 acres	RE-5
<a href="#">LDR</a>	Agrilcuture	10 acre or great (≥ 10 acres but less than 20 acres outside Ag District)	RL-10
<a href="#">LDR</a>	Agricluture	10 acres or greater in Ag District	LA-10
<a href="#">LDR</a>	AE (Not in WAC)	Less then 10 acres or in CR/RC	RE-5
<a href="#">LDR</a>	AE (Not in WAC)	20 acres or more, out of CR/RC and outside Ag District	RL-20
<a href="#">LDR</a>	AE (Not in WAC)	≥ 10 acres, in Ag District	<a href="#">PA-20</a>
<a href="#">LDR</a>	AE (In WAC)	High Intesive Contract	PA-20
<a href="#">LDR</a>	AE (In WAC)	Low Intensive Contract	AG-20
<a href="#">LDR</a>	Agriculture Preserve		LA-20
<a href="#">LDR</a>	SA-10		<a href="#">PA-10</a>
<a href="#">LDR</a>	RA	5 acres or less and in CR/RC	RE-5
<a href="#">LDR</a>	RA	Greater than 5 but less than 20 acres	RE-10
<a href="#">LDR</a>	RA	≥ 20 acres, outside of Ag District	<a href="#">RL-20, 40, 80, 160*</a>
<a href="#">LDR</a>	<a href="#">RA</a>	<a href="#">In Ag District</a>	<a href="#">PA-20</a>
<a href="#">LDR</a>	U, A, AE, RA-20, RA-40 RA-80	Less than 10 acres	RE-5
<a href="#">LDR</a>	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres in side CR/RC or In Public Water and/or Sewer area	RE-10
<a href="#">LDR</a>	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres outside CR/RC or Public Water and Sewer Area	RL-10
<a href="#">LDR</a>	R2, R2A, R3A	Leave as zoned	Platted Lands?
<b>General Plan Policy 2.2.1.2 Medium Density Residential (MDR); Maximum allowed density of 1 unit per acre, parcel sizes of 1 to 5 acres, appropriate only within Community Regions and Rural Centers</b>			
<a href="#">MDR</a>	U, A, AE, PR-SP, RA-20, RE-10 or RE-5	In CR/RC with public Water and Sewer (EDH, CP, SP, EDDS)	R3A
<a href="#">MDR</a>	U, A, AE, PR-SP, RA-20, RE-10 or RE-5	In all other CR and RC	RE-5
<a href="#">MDR</a>		All other inconsistent zones (C, R1, R20K, etc. retain until furthur review)	Further Review
<b>General Plan Policy 2.2.1.2 High Density Residential (HDR) Density of 1-5 units per acre, appropriate only in Community Regions and Rural Centers</b>			
<a href="#">HDR</a>	Tourist <a href="#">Recreational</a>		RI
<a href="#">HDR</a>	R2		R1
<a href="#">HDR</a>	RM		RM
<a href="#">HDR</a>	MP		RM
<a href="#">HDR</a>		All other zones below acceptable density range	R1A
<a href="#">HDR</a>		All other zones above acceptable density range	Further Review
<a href="#">HDR</a>		PL Overaly	mapping error?
<b>General Plan Policy 2.2.1.2 Multifamily Residential (MFR); Density of 5-24 units per acre, Appropriate only in Community Regions and Rural Centers</b>			
<a href="#">MFR</a>	Tourist <a href="#">Recreational</a>		RM
<a href="#">MFR</a>	All Zones		RM
<a href="#">MFR</a>		If existing zoning is inconsistent and above acceptable density range (i.e. C, CG, I, RT, etc.	Further Review
<a href="#">MFR</a>		PL Overaly	mapping error?

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Land Use Designation	Current Zone	Parcel Size & Criteria	<u>Analyzed</u> for the propose of the EIR at this Zone
<b>General Plan Policy 2.2.1.2 Commercial (C) ; Density of 10 dwelling units per acre as part of a mixed used development project, appropriate only within Community Regions and Rural Centers</b>			
<u>C</u>	R1A, R2A, R3A, and RE-5 (outside Ag District)		Further Review
<u>C</u>	Tourist <u>Recreational</u>		CC
<u>C</u>	All Zones	parcel (or the aggregate acreage of adjacent parcels) is less than 3 acres	CL
<u>C</u>		parcel (or the aggregate acreage of adjacent parcels) is ≥ 3 acres but less than 10 acres	CC
<u>C</u>		parcel (or the aggregate acreage of adjacent parcels) is greater than 10 acres and located in CR	CR
<u>C</u>		Within or adjoining (I) Industrial areas	GC
<u>C</u>		Commercial Planned Office	CPO
<u>C</u>		Mainstreet areas for downtown Camino, Georgetown, El Dorado, Diamond Springs	MS
<b>General Plan Policy 2.2.1.2 Industria (I); No residential allowed, appropriate only within Community Regions and Rural Centers and subject to limitations in Rural Regions</b>			
<u>I</u>	All Zones	CR/RC	I
<u>I</u>	All Zones	rural region	I-PL
<b>General Plan Policy 2.2.1.2 Research &amp; Development (R&amp;D); No residential allowed, applicable only within Community Regions and Rural Centers</b>			
<u>R&amp;D</u>	All Zones		R&D

\*Based on predominant lot size

Map Notes:

1. Zone the roads whatever the underlying land use designation is.
2. Fix General Plan map if the designation is dramatically different from any of the adjacent land use designations.
3. Where zoning is consistent with the General Plan Land Use Designation, retain the existing zoning.
4. Where zoning is inconsistent and below the acceptable density range, analysis new consistent zone at or near the low end of the density range.
5. Where zoning is inconsistent but above the acceptable density range, retain existing zoning and flag for review for factors including Platted Lands (PL) overlay or possible General Plan map corrections.
6. Generally, retain existing zone designations where lands is subject to contract (TPZ, WAC) or has been the subject of a previous rezone application.
7. Review all PDs to confirm that GIS database is correctly identifying various zones within PD. Two types of PDs were found...PD zones and PD Overlay. All need review...issues include OS designation and verification of mapping.
8. In Tahoe Basin developed areas or less than 5 acres leave as zoned. Undeveloped over 5 acres zone for purpose of analysis FR-160
9. Allow exceptions to criteria where it is appropriate for zone to be made consistent with surrounding zoning and land use designations.
10. [Use current version of mapping in General Plan until OFR2000-03 is reviewed against it.](#)