

Staff Memo - Exhibit J

**Proposed Mapping Criteria for Analysis
May 25, 2012**

A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D <u>Analyzed</u> for the propose of the EIR at this Zone
General Plan Policy 2.2.1.2 Tourist Recreational (TR); appropriate throughout the County as determined by the Zoning Ordinance.			
TR	All Zones	Parcel Size and Proximity to CR/RC	RFL and RFH
TR	All Zones	Identified to protect Transportation Corridors	TC
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.			
PF	All Zones	Consistent with surrounding zones and lot size	
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.			
OS	AE (In WAC)	High Intensive Contract	PA-20
OS	AE (In WAC)	Low Intensive Contract	AG-40
General Plan Policy 2.2.1.2 Natural Resources (NR); Parcel size of 40 acres or more, 1 dwelling unit per 160 acres or larger outside the National Forest Service lands and timber production zones and one dwelling unit per 40 acres within river canyons outside of timber production areas <u>and/or below 3,000 feet elevation</u>, appropriate only within Rural Regions.			
NR	Agriculture (A)	Above 3000'	FR-160
NR	Agriculture (Ag Opt In)	40+ acres Below 3000' Outside Ag District	PA-40
NR	Agriculture	40+ Below 3000' In Ag District	LA-40
NR	AE (Not In WAC)	In Ag District less than 3,000'	PA-40
NR	AE (Not In WAC)	In Ag District at or above 3,000'	PA-160
NR	AE (Not In WAC) (Ag Opt-In)	Outside Ag District below 3,000'	PA-40
NR	AE (Not In WAC) (Ag Opt-In)	Outside Ag District at or above 3,000'	PA-160
NR	AE (In WAC)	High Intensive Contract	PA (40-160)
NR	AE (In WAC)	Low Intensive Contract	AG (40-160)
NR	Agriculture Preserve (AP) (all in WAC)	All below 3,000'	LA-40
NR	SA-10	Below 3000'	PA-40
NR	SA-10	3,000" or higher	PA-160
NR	RA (Ag Opt-In)	Outside Ag District and below 3000'	PA (40-160)
NR	RA	Outside Ag District and 3000' or higher	FR-160 or RL-160
NR	RA	In Ag District	PA 40, 80, 160*
NR	RE-5/RE-10	In Ag District	RE RL-40
NR	R1, R20K, R1A, R2A, R3A, and RE-5	Outside Ag District and Below 3000'	RL-40 or FR-40(Platted Lands)

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NR	R1, R20K, R1A, R2A, R3A, and RE-5	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR 160*
NR	Unclassified (U)	Below 3000'	RL-40 or FR-40
NR	U	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-160
AP	Tahoe Basin	n/a	FR-160
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			
AL	A	20+ Acres All A Zoned Parcels	LA-20
AL	AE (Not In WAC)	In or Out of Ag District	PA-20
AL	AE (In WAC)	High Intesive Contract	PA-20
AL	AE (In WAC)	Low Intensive Contract	AG-40
AL	AP (in WAC)	n/a	LA-20
AL	SA-10	n/a	PA-20
AL	RA	In Ag District	PA 20, 40, 80, 160*
AL	RA	Outside of Ag District	LA 20, 40, 80, 160*
AL	RE-5/RE-10	n/a	LA-20
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			
RR	A	In Ag District	LA-10
RR	A (Ag Opt-In)	Outside Ag District	PA-10 (RE-10)
		Outside Ag District	RL-10
		es outside Ag	PA-10 (RL-20)
		strict	PA-20
		act	PA-20
		ract	AG-40
RR	AP	n/a	LA-20
RR	SA-10	n/a	PA-10
RR	RA (Ag Opt In)	Outside Ag District, ;below 3,000'	PA-10 RL (20-160)
RR	RA	In Ag District	PA 20, 40, 80, 160*
RR	RA	3000' or higher, outside Ag District	FR-160
RR	RE-5/RE-10 (Ag Opt-In)	≥ 10 acres in Ag District	PA-10 (RE-10)

Property Owner's Rezone request ("Ag Opt-In") was processed by the County in error. Based on the 2012 TGPA-ZOU mapping criteria approved by the Board of Supervisors, this property should have been rezoned to PA-10, not LA-10.



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RR	R1, R20K, R1A, R2A, R3A, and RE-5	Outside Ag District	RE-10 or Platted Lands
RR	U	Below 3000'	RL-10
RR	U	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-40
RR	U	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	RL-40
RR	All Zones	If in CR/RC	mapping error? Further Review
RR	R1, R20K, R1A, R2, R2A, R3A, RE-5	Retain existing zoning (PL Overlay or GP map error)	RE-10
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			
LDR	A	Less than 10 acres	RE-5
LDR	A	10 acres or greater	RL-10
LDR	A	10 acres or greater in Ag District	LA-10
LDR	AE (Not in WAC)	Less then 10 acres or in CR/RC	RE-5
LDR	AE (Not in WAC)	20 acres or more, out of CR/RC and outside Ag District	RL-20
LDR	AE (Not in WAC)	≥ 10 acres but less than 20 acres, outside Ag District	RE-10
LDR	AE (Not in WAC)	≥ 10 acres, in Ag District	PA-20
LDR	AE (In WAC)	High Intensive Contract	PA-20
LDR	AE (In WAC)	Low Intensive Contract	AG-20
LDR	AP		LA-20
LDR	SA-10		PA-10
LDR	RA	5 acres or less	RE-5
LDR	RA	Greater than 5 but less than 20 acres	RE-10
LDR	RA	≥ 20 acres, outside of Ag District	RL-10
LDR	RA	In Ag District	LA-10
LDR	RE-5/RE-10 (Within Ag District)	RE-5/RE-10	
LDR	R1A, R2A, R3A, and RE-5 (outside Ag District)		
LDR	Unclassified		
LDR	RA	≥ 20 acres, in Ag District	PA-20
LDR	U	Less than 10 acres	RE-5
LDR	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres inside CR/RC or In Public Water and/or Sewer area	RE-10
LDR	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres outside CR/RC or Public Water and Sewer Area	RL-10
LDR	R1, R20K, R2, R1A, R2A, R3A, RE-5	Leave as zoned	RE-5

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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			
MDR	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
MDR	U, A, AE, PR-SP, RA-20, RE-10 or RE-5	In all other CR and RC	RE-5
MDR		All other inconsistent zones (C, R1, R20K, etc. retain until further review)	Further Review
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			
HDR	Tourist Recreational		RI
HDR	R2		R1
HDR	RM		R1
HDR	MP		R1
HDR		All other zones below acceptable density range	R1A
HDR		All other zones above acceptable density range	Further Review
HDR		PL Overlay	mapping error?
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			
MFR	Tourist Recreational		RM
MFR	All Zones		RM
MFR		If existing zoning is inconsistent and above acceptable density range (i.e. C, CG, I, RT, etc.	Further Review
MFR		PL Overlay	mapping error?
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			
C	R1A, R2A, R3A, and RE-5 (outside Ag District)		Further Review
C	Tourist Recreational		RF-H
C	All Zones	Parcel (or the aggregate acreage of adjacent parcels) is less than 3 acres	CL
C		Parcel (or the aggregate acreage of adjacent parcels) is ≥ 3 acres but less than 10 acres	CC
C		Parcel (or the aggregate acreage of adjacent parcels) is greater than 10 acres and located in CR	CR
C		Within or adjoining (I) Industrial areas	CG

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C		Commercial Planned Office	CPO
C		Mainstreet areas for downtown Camino, Georgetown, El Dorado, Diamond Springs	CM
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			
I	All Zones	CR/RC	I
I	All Zones	rural region	I-PL
General Plan Policy 2.2.1.2 Research & Development (R&D); No residential allowed, applicable only within Community Regions and Rural Centers			
R&D	All Zones		R&D
<p>*Based on predominant lot size</p> <p><u>Map Notes:</u></p> <ol style="list-style-type: none"> 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 denisty range. 5. Where zoning is inconsistent but above the acceptable density range, retain existing zoning and flag for review for factors inlcuding 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 inlcude OS desingation 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. <u>Use current version of mapping in General Plan until OFR2000-03 is reviewed against it.</u> 11. Avalanche Hazard Combining Zone (-AV) to be mapped. 			