

Proposed Mapping Criteria for Analysis

Draft (4/12/2012)

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	Analyzed 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.			
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.			
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.			
	AE (In WAC)	High Intesive Contract	PA-20
	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 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			
	Agriculture	40+ acres Above 3000'	FR-160
	Agriculture	40+ acres Below 3000' Outside Ag District	RL-40
	AE (Not In WAC)	In Ag District less than 3,000'	PA-40
	AE (Not In WAC)	In Ag District at or above 3,000'	FR-160
	AE (Not In WAC)	Outside Ag District below 3,000'	RL-40
	AE (Not In WAC)	Outside Ag District at or above 3,000'	FR-160
	AE (In WAC)	High Intensive Contract	PA (40-160)
	AE (In WAC)	Low Intensive Contract	AG (40-160)
	Agriculture Preserve		LA-40
	Agriculture	40+ In Ag District	LA-40
	SA-10		PA-10
	SA-10	3,000" or higher	PA-160
	RA	Outside Ag District and below 3000'	RL 40, 80, 160*
	RA (Ag Opt In Option)	Outside Ag District and 3000' or higher	FR 40,80, 160*
	RA	In Ag District	PA 40, 80, 160*
	RE-5/RE-10 (Within Ag District)		LA-40 (Platted Lands)
	R1A, R2A, R3A, and RE-5 (outside Ag District)	Below 3000'	RL-40 (Platted Lands)
	R1A, R2A, R3A, and RE-5 (outside Ag District)	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR 40, 80, 160* or Platted Overlay
	Unclassified	Below 3000'	RL-40
	Tahoe Basin		FR-160
	Unclassified	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	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			
	Agriculture	20+ Acres All A Zoned Parcels	LA-20
	AE (Not In WAC)	In or Out of Ag District	PA-20
	AE (In WAC)	High Intesive Contract	PA-20

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	Agriculture Preserve		LA-20
	SA-10		PA-20
	RA	In Ag District	PA 20, 40, 80, 160*
	RA	Outside of Ag District	LA 20, 40, 80, 160*
	RE-5/RE-10 (Within Ag District)		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			
	Agriculture	10 acres or less in Ag District	LA-10
	AE (Not In WAC)	10 acres or less outside Ag District	RL-10
	AE (Not In WAC)	Greater than 10 acres outside Ag District	RL-20
	AE (Not In WAC)	≥ 10 acres in Ag District	PA-20
	AE (In WAC)	High Intensive Contract	PA-20
	AE (In WAC)	Low Intensive Contract	AG-40
	Agriculture Preserve		LA-20
	SA-10		PA-10
	RA	Outside Ag District	RL 20, 40, 80, 160*
	RA	In Ag District	PA 20, 40, 80, 160*
	RA	3000' or higher, outside Ag District	FR-160
	RE-10 (Within Ag District)		RE-10
	R1A, R2A, R3A, and RE-5 (outside Ag District)	Below 3000'	RE-10 or Platted Lands
	R1A, R2A, R3A, and RE-5 (outside Ag District)	≥ 3000'	FR-160 or Platted Lands
	R1A, R2A, R3A, and RE-5 (outside Ag District)	≥ 3000'	RL-160 or Platted Lands
	Unclassified	Below 3000'	RL-10
	Unclassified	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-160
	Unclassified	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	RL-160
		If in CR/RC	mapping error? Furthure Review
	R1, R1A, R2, R2A, R3A, RE-5	Retain existing zoning (PL Overlay or GP map error)	Platted Lands/Furthure Reivew
General Plan Policy 2.2.1.2 Low Density Residential (LDR); Maximum Density is 1 dewelling units per 5 acres, Parcel sizes of 5-10 acres, allowable within Community Regions, Rural Centers or Rural Regions			
	Agriculture	Less than 10 acres	RE-5
	Agriiculture	10 acre or great (≥ 10 acres but less than 20 acres outside Ag District)	RL-10
	Agriiculture	10 acres or greater in Ag District	LA-10
	AE (Not WAC)	Less then 10 acres or in CR/RC	RE-5
	AE (Not WAC)	20 acres or more, out of CR/RC and outside Ag District	RL-10
	AE (Not WAC)	≥ 10 acres, in Ag District	RL-10
	AE (In WAC)	High Intensive Contract	PA-20

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	AE (In WAC)	Low Intensive Contract	AG-20
	Agriculture Preserve		LA-20
	SA-10		RE-10
	RA	5 acres or less and in CR/RC	RE-5
	RA	Greater than 5 but less than 20 acres	RE-10
	RA	≥ 20 acres, outside of Ag Distric	RL-10
	U, A, AE, RA-20, RA-40 RA-80	Less than 10 acres	RE-5
	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
	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres outside CR/RC or Public Water and Sewer Area	RL-10
	R2, R2A, R3A	Leave as zoned	Platted Lands?
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			
	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
	U, A, AE, PR-SP, RA-20, RE-10 or RE-5	In all other CR and RC	RE-5
		All other inconsistent zones (C, R1, R20K, etc. retain until furthur review)	Furthure Reivew
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			
	Tourist Residential		RI
	R2		R1
	RM		RM
	MP		RM
		All other zones below acceptable density range	R1A
		All other zones above acceptable density range	Furthure Reivew
		PL Overaly	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			
	Tourist Residential		RM
	All Zones		RM
		If existing zoning is inconsistent and above acceptable density range (i.e. C, CG, I, RT, etc.	Furthure Reivew
		PL Overaly	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			
	R1A, R2A, R3A, and RE-5 (outside Ag District)		Furthure Reivew
	Tourist Residential		CC
	All Zones	parcel (or the aggregate acreage of adjacent parcels) is less than 3 acres	CL

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		parcel (or the aggregate acreage of adjacent parcels) is ≥ 3 acres but less than 10 acres	CC
		parcel (or the aggregate acreage of adjacent parcels) is greater than 10 acres and located in CR	CR
		Within or adjoining (I) Industrial areas	GC
		Commercial Planned Office	CPO
		Mainstreet areas for downtown Camino, Georgetown, El Dorado, Diamond Springs	MS
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			
	All Zones		I
		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			
	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.