

Findings for Denial

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Medium-Density Residential (MDR) land use designation as defined within General Plan Policy 2.2.1.2 because the MDR land use designation permits residential uses on parcel sizes that range from 1.00 to 5.00 acres.
- 2.2 The proposal is inconsistent with General Plan Policy 7.1.2.1 (Development of slopes exceeding 30 percent) as the project does not provide sufficient land area with slopes under 30 percent to accommodate anticipated development.

3.0 ZONING FINDINGS

- 3.1 The project would comply with the minimum lot requirement for the One-Acre Residential (R1A) zone district. However, the proposed development envelopes do not comply with the setbacks for the size of the lot, or the zone district. A waiver to the setbacks could be approved for same practical effect from the El Dorado Hills Fire Department.

4.0 ADMINISTRATIVE FINDINGS

4.1 Parcel Map

- 4.1.1 *The proposed tentative map, including design and improvements, would not be consistent with the General Plan.* The proposed tentative Parcel Map, including design and improvements would be inconsistent with the General Plan. As proposed, the Parcel Map does not comply with the applicable General Plan policies concerning development within slopes exceeding 30 percent.

- 4.1.2 *The proposed tentative parcel map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.* The proposed 1 acre parcel sizes conform to the minimum parcel size of the R1A zone district. However, the project does not comply with the minimum setbacks for the zone district.
- 4.1.3 *The site is not physically suitable for the proposed type and density of development.* The project site is not physically suitable for the proposed type and density of development, as the project has not been designed in a manner which avoids significant disturbances of slopes in excess of 30 percent.
- 4.1.4 *The proposed subdivision is not likely to cause substantial environmental damage.* The proposed Parcel Map is not likely to cause substantial environmental damage as determined in the prepared environmental document.