

## ATTACHMENT 1

### FINDINGS

#### Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates Board of Supervisors/October 29, 2013

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

#### **FINDINGS FOR DENIAL**

##### **1.0 CEQA FINDINGS**

- 1.1 CEQA does not apply to projects which the County disapproves, pursuant to Section 15270 of the CEQA Guidelines.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Division at 2850 Fairlane Court, Placerville, CA.

##### **2.0 GENERAL PLAN FINDINGS**

- 2.1 The project is inconsistent with Policy 2.2.5.21, which requires that development projects be designed in a manner which avoids incompatibility with surrounding land uses. The proposed zoning, design of the subdivision, and the proposed lot sizes of ~~less than an acre~~ are not compatible with the Medium and Low Density Residential land use designations and development patterns on lands surrounding the site of the proposed development.

##### **4.0 ADMINISTRATIVE FINDINGS**

###### **4.1 Tentative Subdivision Map Findings**

- 4.1.1 The proposed tentative map is inconsistent with the Residential One-Acre (R1A) zoning of the site.