

# ATTACHMENT 1

## FINDINGS FOR DENIAL

File Number P06-0027 – Martines  
May 16, 2007 Zoning Administrator Hearing

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

- 1.1 This project is found to be Statutorily Exempt from the requirements of CEQA pursuant to Section 15270(b) of the CEQA Guidelines where the agency can determine that the project cannot be approved.
- 1.2 The documents and other materials which constitute the record of the proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Ct, Placerville CA 95667.

### 2.0 Parcel Map Findings

- 2.1 **The proposed parcel map does not conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.**

One of the proposed parcels does not meet the minimum five (5) acre parcel size. However, Section 17.14.120 provides an exception to the minimum parcel size, thus rendering the 4.81 acre parcel consistent. Additionally, the width and frontage noted in the development standards are consistent with the Estate Residential Five-acre (RE-5) Zone District.

- 2.4 **The proposed use is not consistent with the policies in the El Dorado County 2004 General Plan, adopted July 19, 2004.**

The project has not been designed in compliance with the Low Density Residential Land Use Designation requiring minimum five (5) acre parcel sizes. Further, General Plan Policies 5.2.3.5 and 5.3.1.2 also require 5 acre minimum parcel sizes for the creation of parcels proposing both individual well and septic systems. County regulations, addressing aesthetics, environmental issues and health and safety concerns, have been analyzed, as required by the 2004 General Plan and referenced in the General Plan discussion in the staff report.