

ATTACHMENT 1

FINDINGS - EXHIBIT A
SUB2013-00011 / COAL13-0067

Environmental Determination

- A. The project qualifies for a General Rule Exemption pursuant to CEQA Guidelines Section 15061(b)(3) because the proposed lot line adjustment will not increase the development potential and will not have an impact on sensitive environmental resources. The lot line adjustment will allow for 4.78 acres to be donated as permanent open space; therefore, it can be seen with certainty that the proposed lot line adjustment will not have a significant effect on the environment.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment would reconfigure two existing parcels to allow for the donation of 4.78 acres into permanent open space. The resulting two parcels will maintain a position which is "equal to or better" than the existing situation relative to the county's zoning and building ordinances.

Coastal Access

- C. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.