

Attachment 1

EXHIBIT A LOT LINE ADJUSTMENT FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 24, 2014 for this project. Mitigation measures are proposed to address aesthetics, biological resources, cultural resources, and public services/utilities and are included as conditions of approval.

Lot Line Adjustment

- B. The project involves a lot line adjustment of two existing adjoining legal parcels of 27,138 square feet and 23,216 square feet which will result in two parcels of 35,414 square feet and 14,940 square feet as required by Real Property Division Ordinance 21.02.030(a) of the Real Property Division Ordinance.
- C. The proposed Lot Line Adjustment that results in two reconfigured parcels is consistent with the provisions of Section 21.02.030(c) of the Real Property Division Ordinance because the proposed adjustment conforms to the County's General Plan, the Local Coastal Program including the Estero Area Plan, and the zoning and building ordinances, and the proposed configuration results in better lot configuration and meets all required setbacks resulting in a situation that is equal to or better than the original configuration.

Coastal Access

- D. The project site is located between the first public road and the ocean. The project site is within an urban reserve line (Los Osos) and an existing coastal access point exists within 1600 feet of the project site (Elfin Forest coastal access), and the project is conditioned to provide a lateral access dedication along the bay; therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.