

**FINDINGS - EXHIBIT A**  
**SUB2013-00048 / Devine and Kelley / COAL 14-0011**

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.050 of the Real Property Division Ordinance because the two existing parcel sizes are below minimum parcel size standards for the Rural Lands land use category as set through the General Plan and they will remain so after the adjustment. The adjustment will not result in the creation of any additional parcels and the proposed lot line adjustment does not create more development potential than what exists today to be developed consistent with applicable County regulations. Staff has concluded that the proposed adjustment is equal to the existing lot line situation and is also consistent with both state and local law.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvement, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is exempt from and not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]