

ATTACHMENT 1

FINDINGS - EXHIBIT A
SUB2015-00040 / COAL15-0102

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15305(a) because the proposed lot line adjustment is in an area with an average slope of less than 20%, does not result in any changes in land use or density, and is a minor lot line adjustment not resulting in the creation of any new parcels.

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 four existing parcels into two parcels. The resulting two parcels will maintain a position which is "better than" the existing situation relative to the county's zoning and building ordinances because the resulting parcels will be increased in size by absorbing an undeveloped lot.

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.