

ATTACHMENT 1

**FINDINGS - EXHIBIT A**  
**SUB2015-00053 / Musch, Bush, Radley and Apple / COAL 16-0123**

- A. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the proposed project is considered a minor alteration on land with a slope of less than 20% that will not result in changes in land use or density. Minor lot line adjustments not resulting in the creation of any new parcels are included in this Class 5 categorical exemption.
- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because each of the two existing parcel sizes is above the minimum parcel size standards for the Residential Suburban land use category as set through the General Plan and 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 currently. Staff has concluded that the proposed adjustment is equal to the existing parcel configuration based on land use and a betterment of the situation based on the correction of the building encroachments. Therefore the proposed adjustment is consistent with both state and local law.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvement, or utilities.
- D. 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.