

EXHIBIT A – FINDINGS
COAL16-0137 / SUB2015-00072

Lot Line Adjustment

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the parcel sizes are below minimum parcel size as set through the General Plan, and will remain so after the adjustment, and will not result in the creation of any additional parcels. Furthermore, the proposed lot line adjustment does not create more development potential than what exists today to be developed consistent with applicable County regulations. The proposed adjustment is better than 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 improvements, or utilities. The proposed adjustment will bring the parcels into conformance with the Coastal Zone Land Use Ordinance regarding setbacks and ensure compliance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.

CEQA

- C. 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.

Coastal Access

- D. The proposed Lot Line Adjustment is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the subject parcel is located over five miles east of the shoreline and would not inhibit access to the coast.