

FINDINGS - EXHIBIT A
(WHITE-JEFFERS LOT LINE ADJUSTMENT – SUB2015-00047/COAL 15-0111)

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment is a minor adjustment that brings the two parcels into compliance with the recently adopted general plan and planning area standard amendment. This adjustment will result in a parcel configuration that better complies with the design standards contained in the Real Property Division Ordinance while maintaining parcel sizes that are compliant with the minimum parcel size standards for the Agriculture and Commercial Service land use category.

- B. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15303 because the Lot Line Adjustment is a minor adjustment of land located on slopes less than 20 percent and does not involve any new development on either parcel.