

ATTACHMENT A: LOT LINE ADJUSTMENT FINDINGS

1.0 CEQA FINDINGS

Find that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15305(a). Attachment C, Notice of Exemption, is hereby incorporated by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 LOT LINE ADJUSTMENT FINDINGS. In order to approve the request for a Lot Line Adjustment, the Planning Commission shall make all of the following findings pursuant to Chapter 21 of the County Code, *Subdivision Regulations*, Sec. 21-93, and Chapter 35 of the County Code, County Land Use & Development Code, Section 35.30.110. A Lot Line Adjustment application shall only be approved provided the following findings are made:

2.1.01 The Lot Line Adjustment is in conformity with all applicable provisions of the Comprehensive Plan and this Development Code.

As discussed in Sections 6.2 and 6.3 of this Staff Report, the proposed project is consistent with all applicable policies of the County Comprehensive Plan and with all requirements of the County Land Use & Development Code. Therefore, this finding can be made.

2.1.02 No lot involved in the Lot Line Adjustment that conforms to the minimum lot size of the applicable zone shall become nonconforming as to lot size as a result of the Lot Line Adjustment.

No parcel that conforms to the minimum parcel size would become non-conforming as a result of this lot line adjustment. The required minimum parcel size in the AG-II-100 zone district is 100 acres. Neither existing Parcel A nor Parcel B currently meets this requirement, at 44.20 acres and 20.0 acres, respectively. However, the reconfigured Parcels 1 and 2 do not become more non-conforming, at 20.0 and 44.20 acres, respectively. Therefore, this finding can be made.

2.1.03 Except as provided herein, all parcels resulting from the Lot Line Adjustment shall comply with the minimum lot size requirements of the applicable zone. A Lot Line Adjustment may be approved that results in one or more lots that are nonconforming as to size, provided that it complies with Subsections B.3.a or B.3.b below:

a) The Lot Line Adjustment satisfies all of the following requirements: 1) Four or fewer existing lots are involved in the adjustment; and, 2) The Lot Line Adjustment shall not result in increased subdivision potential for any affected lot; and 3) The Lot Line Adjustment will not result in a greater number of residential developable lots than existed prior to the adjustment...

At 44.20 acres and 20.0 acres in size, both existing Parcels A and B are non-conforming as to size. The proposed Lot Line Adjustment would create two

differently shaped parcels, but they would have the same sizes as the original parcels. Parcel 1 would be 20.0 acres, and Parcel 2 would be 44.20 acres. The Lot Line Adjustment would not result in increased subdivision potential for either reconfigured parcel, since both parcels would be less than the required size for the AG-II-100 zone district. Additionally, no new parcels would be created as part of the Lot Line Adjustment. Therefore, this finding can be made.

2.1.04 *The Lot Line Adjustment will not increase any violation of lot width, setback, lot coverage, parking or other similar requirement of the applicable zone, or make an existing violation more onerous.*

The Lot Line Adjustment would not result in a violation of parcel width, setback, lot coverage, parking, or other requirement of the AG-II-100 zone district, or the County Land Use & Development Code. As there are no existing violations on either site, the Lot Line Adjustment does not have the potential to make any existing violations more onerous. Therefore, this finding can be made.

2.1.05 *The affected lots are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks and any other applicable provisions of this Development Code, or the Lot Line Adjustment has been conditioned to require compliance with these rules and regulations, and any zoning violation fees imposed in compliance with the applicable law have been paid. This finding shall not be interpreted to impose new requirements on legal nonconforming uses and structures under the requirements of Chapter 35.101 (Nonconforming Uses, Structures, and Lots).*

The subject properties are currently in compliance with all laws, rules, and regulations pertaining to zoning uses, setbacks, and all other applicable provisions of the County Land Use & Development Code and Chapter 21. Therefore, this finding can be made.

2.1.06 *Conditions have been imposed to facilitate the relocation of existing utilities, infrastructure and easements.*

The Lot Line Adjustment will not require relocation of any utilities, infrastructure, or easements. Therefore, this finding can be made.