

**SUB2014-00065  
FINDINGS - EXHIBIT A**

*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

*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 resulting parcels will be a betterment of the situation because they will contain buildable areas with slopes under 20%, are at least 100 feet from wetlands and 50 feet from coastal streams, and more nearly equalize parcels sizes.

*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.

*ESHA Setback*

- D. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat.
- E. The proposed use will not significantly disrupt the habitat.

*Sensitive Resource Area*

- F. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.
- G. Natural features and topography have been considered in the design and siting of all proposed physical improvements.
- H. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.
- I. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.