

## FINDINGS - EXHIBIT A

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, found that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 26, 2013 and is hereby adopted for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology and soils, hazards / hazardous materials, noise, public services / utilities, water / hydrology, land use and are included as conditions of approval.

### *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 project will result in the reconfiguration of three parcels that will better reflect topography, therefore staff concludes that the proposed lot line configuration is equal to or better than the existing situation.

### *Energy Extractive Resource Area (EX) Combining Designation*

- C. The proposed Lot Line Adjustment will not adversely affect the continuing operation of the active oil field or any future expansion of the energy or extraction use because no development has been proposed at this time. When located within an EX area, all proposed land uses required to have a land use permit approval per Section 22.06.030 or by planning area standards in Article 9, are subject to the requirements of this Section. Any future development would be required to meet the permit and finding requirements for the EX combining designation.

### *Flood Hazard Combining Designation*

- D. Future site development will incorporate measures to ensure that all future buildings show compliance with County Code 22.14.060, Flood Hazard. The proposed Lot Line Adjustment is not proposing any development at this time and is consistent with the provisions of Section 22.14.060.