

**FINDINGS - EXHIBIT A**

*Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds 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 October 22, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Cultural Resources, and Public Services/Utilities, 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 Parcel 1 is being enlarged to be within the parcel size range of the Agriculture land use category. Although the reconfiguration of Parcels 2 and 3 will result in split zoning (Agriculture and Rural Lands) on both parcels, the relative change in parcel size is small, and the new parcel configurations will better reflect topography, vegetation and accessibility. Overall proposed Parcel 2 and 3 are equal to the current situation and proposed Parcel 1 is a betterment of the situation.