

**EXHIBIT A – LRP2015-00017  
FINDINGS**

*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]

*Amendment*

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the changes are consistent with the general goals of the Land Use Element.
- C. The proposed amendments are consistent with the guidelines for amendments to the Land Use Ordinance because the modifications will establish new development standards for residential vacation rentals in the Adelaida/Willow Creek area to address land use compatibility issues such as noise, street parking, density, occupancy, and impacts to agriculture and allowing residential vacation rentals subject to these new standards is compatible with present and potential adjacent land uses in the affected land use categories.
- D. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area because existing and future vacation rentals would be required to comply with development standards to address traffic, parking, and noise impacts. The proposed amendments would also require vacation rentals that are holding commercial events to obtain the required land use permits. The permitting process for temporary events would require an evaluation of traffic safety and noise impacts and compliance with building and fire codes.