

## ATTACHMENT 2: CONDITIONS OF APPROVAL

1. **Proj Des-01 Project Description.** This Lot Line Adjustment is based upon and limited to compliance with the project description, the hearing exhibits, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

**The request is for a Lot Line Adjustment to adjust the shared property boundary between two adjacent legal lots, existing Lot 1 (APN: 013-191-014) and existing Lot 2 (APN: 013-191-015). The boundaries will be adjusted as follows:**

Existing Lot	Existing Lot	Proposed Lot	Change in Lot Area
Lot 1: 013-191-014	0.99 acre	0.68 acre	-0.31acre
Lot 2: 013-191-015	0.19 acre	0.50 acre	+0.31 acre

**Existing Lot 2 is currently developed with a 2,135 square foot single family dwelling. The structure will remain on proposed Lot 2.**

**Existing Lot 1 is not developed. No new structural development is proposed as part of the Lot Line Adjustment, nor would the Lot Line Adjustment result in a change of land use or a greater number of residentially developable parcels than existed prior to the adjustment.**

### Services and Access

**No development is proposed as part of the project. Existing Lot 2 will continue to be served by Montecito Water District and Montecito Sanitary District. Existing Lot 1 currently maintains a water meter, however is not actively serving development since the lot is vacant. Access to Lot 1 and Lot 2 will continue to be provided off of Eucalyptus Hill Road and Arcady Road, respectively. Fire protection will continue to be provided by the Montecito Fire District. No grading, tree or vegetation removal is proposed as a part of the project.**

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The

property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

- 3. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the LOT LINE ADJUSTMENT, the Owner/Applicant shall submit a LOT LINE ADJUSTMENT Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
- 4. Map-15 LLA-Deed Recordation.** The following language shall be included on the deeds used to finalize (or any document used to record) the Lot Line Adjustment: *“This deed [or document] arises from the Lot Line Adjustment 16LLA-00000-00003 and defines a single parcel within the meaning of California Civil Code Section 1093 among two legal parcels created by 16LLA-00000-00003.”* The County Surveyor shall confirm the appropriate documents necessary to record with the deeds.
- 5. Rules-05 Acceptance of Conditions.** The Owner/Applicant’s acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 6. Rules-19 Maps/LLA Revisions.** If the unrecorded LOT LINE ADJUSTMENT is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved LOT LINE ADJUSTMENT.
- 7. Rules-23 Processing Fees Required.** Prior to recording of grant deeds and certificate of conformity, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 8. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 9. Rules-36 Map/LLA Expiration.** This LOT LINE ADJUSTMENT shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
- 10. Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated

language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.