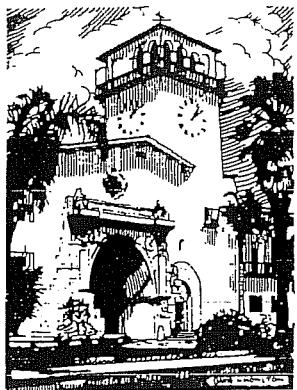


Attachment E.

COUNTY OF SANTA BARBARA
CALIFORNIA

ZONING ADMINISTRATOR

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000



COURT HOUSE

March 28, 2007

Patricia Beltranena
201 Industrial Way
Buellton, CA 93427

RECEIVED
MAR 30 2007
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

ZONING ADMINISTRATOR
HEARING OF MARCH 26, 2007

RE: Herthel Montanaro Lot Line Adjustment, 05LLA-00000-00015

Hearing on the request of Patricia Beltranena, agent for the owner, Douglas Herthel, to consider Case No. 05LLA-00000-00015 [application filed on October 19, 2005] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between three parcels of 1.63 acres, 1.54 acres, and 3.79 acres (gross) to create three parcels of 1.77 acres, 1.00 acres, and 4.19 acres in the 1-E=1 and CN Zones under Article III; and to approve the Negative Declaration 06NGD-00000-00029 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The property is identified as AP No. 135-240-001, located at 2531 Grand Avenue in the Los Olivos area, Third Supervisorial District. (Continued from 09/25/06, 10/09/06, 12/11/06, 01/22/07 & 02/26/07)

Dear Ms. Beltranena:

At the regular hearing of the Santa Barbara County Zoning Administrator on March 26, 2007, Case No. 05LLA-00000-00015 marked "Officially Accepted, County of Santa Barbara March 26, 2007, Zoning Administrator Exhibit #1" was conditionally approved, based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings. The Zoning Administrator also took the following action:

1. Adopted the required findings for the project specified in Attachment A of the staff report, dated March 15, 2007; including CEQA findings;
2. Accepted the Negative Declaration No. 06NGD-00000-00029, included in as Attachment B of the staff report dated March 15, 2007, as revised at the hearing of March 26, 2007; and
3. Approved the project subject to the conditions included in Attachment C of the staff report dated March 15, 2007, as revised at the hearing of March 26, 2007.

REVISIONS TO THE CONDITIONS OF APPROVAL
AND NEGATIVE DECLARATION, 06NGD-00000-00029

Condition 3, language is amended:

3. A The Phase 1 Archaeological Study prepared for the project site shall be supplemented by limited subsurface testing conducted shall be prepared by a County-listed Archaeologist, monitored by a Native American observer, and approved by P&D.

Any cultural materials identified as a result of the limited subsurface testing shall be: 1) avoided; or 2) evaluated and treated pursuant to County Archaeological Guidelines.

Plan Requirements/Timing: Prior to Land Use Permit approval for any development requiring ground disturbance, the results of limited subsurface testing shall be provided to P&D. The limited study shall include but not be limited to a records search at the University of California, Santa Barbara Central Coast Information Center (CCIC); pedestrian survey of the entire project lot(s) including careful examination of the creek banks; and subsurface testing via controlled backhoe lifts is required to assess determine the presence or absence of cultural materials within the lot(s). A small representative sample of excavated materials must be screened through 1/8 inch mesh. The work and report shall be completed according to County guidelines for an Extended Phase 1. The work shall be conducted by a qualified archaeologist and subsurface investigations shall be monitored by a Native American Observer. To be completed prior to map recordation.

MONITORING: The County-listed archaeologist shall coordinate with P&D personnel on submittal and review of the required study. P&D compliance personnel shall field check during grading and construction activities to ensure compliance with approved plans and conditions.

The Findings and the Conditions of Approval reflect the action of the Zoning Administrator and are included in this letter as Attachment A and Attachment C.

All final decisions of the Zoning Administrator on private development projects may be appealed to the County Planning Commission by the applicant or any interested person adversely affected by such decision. Appeals may be filed in writing to the County Planning Commission within ten (10) days of the date of the action by the Zoning Administrator. If an appeal is filed there is a \$403 fee for both non-applicants and owner/applicant appeals. For developments which are appealable to the Coastal Commission under Sec. 35-182.4. 2, no appeal fee will be charged. Appeals and accompanying fees must be delivered to Planning and Development, 624 W. Foster Road, Santa Maria or 123 E. Anapamu Street, Santa Barbara, CA. **THE APPEAL PERIOD EXPIRES ON THURSDAY, APRIL 5, 2007 at 5 p.m.**

If your project is approved, your right to adjust the property boundaries of the affected parcels is subject to compliance with the various departmental conditions. It is the responsibility of the applicant to take the necessary steps to satisfy all of the conditions. Prior to final approval and recordation, a lot line adjustment may require prepayment of real property taxes pursuant to Government Code §66412.

The Zoning Administrator approval with appropriate conditions as may be required under Chapter 21 shall authorize the County Surveyor to file for record an appropriate map, record of survey, or other documents reflecting the lot line adjustment approved.

Prior to final approval and recordation, a lot line adjustment may require prepayment of real property taxes pursuant to Government Code §66412.

When the County Surveyor is satisfied that the documents, maps or records of survey that are to be recorded to complete the lot line adjustment are technically correct, conform to the approval by the Zoning Administrator, comply with all applicable laws and regulations, and that all agreements and securities have been provided, the County Surveyor shall note his certificate on the face of the documents, maps, or record of survey to indicate that the document appears to be in conformity with the provisions of Chapter 21 and shall transmit the same to the County Recorder for filing for record. All conveyances necessary to effect the lot line adjustment shall be deposited with the County Surveyor for recording concurrently with the certificates as provided in Chapter 21.


A certificate, signed and acknowledged by all parties having any record title interest in the real property adjusted, consenting to the preparation and recordation of the lot line adjustment, is required.

An approved lot line adjustment may be filed for record concurrently with and/or shown on an otherwise approved final map, reversion to acreage, voluntary merger, map, plat or other filing for record, and may, upon approval by the County Surveyor be evidenced without a map, by a clear declaration of action or deed recorded with the County Recorder.

A lot line adjustment, as defined herein, which has been approved in accordance with appropriate procedures as a subdivision map, parcel map or map of vacation-revision to acreage, may be filed for record as a lot line adjustment in a manner consistent with the provisions of Chapter 21.

A lot line adjustment and all conveyances necessary to bring in into effect shall expire unless recorded within 36 months of approval. This period of time may be extended for an additional period or periods of time not to exceed a total of 36 months, provided an application for a time extension(s) is submitted prior to the date of expiration of the lot line adjustment.

Sincerely,


DOUGLAS ANTHONY
Zoning Administrator

xc: Owner: Douglas Herthel, P.O. Box 387, Los Olivos, CA 93441
Supervisor Firestone, Third District
Case File: 05LLA-00000-00015
Hearing Support Zoning Administrator File
Petra Leyva
Records Management
Address File: 2531 Grand Avenue, Los Olivos, CA 93441
County Surveyor's Office
County Fire Department
County Flood Control
√ John Karamitsos, Supervising Planner

Attachments: **Attachment A – Findings**
 Attachment C – Conditions of Approval

DA:ah

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