

**ATTACHMENT 3**  
**CONDITIONS OF APPROVAL**

LOT LINE ADJUSTMENT, CASE NO. 10LLA-00000-00004

**1. Proj Des-01**

This Lot Line Adjustment is based upon and limited to compliance with the project description, the location of the existing parcels presented in Exhibit 1 and the Lot Line Adjustment presented in Exhibit 2, the Board of Supervisor's hearing exhibits marked A-N, [date], 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 Lot Line Adjustment involves the following steps as shown in Exhibit 1 of these Conditions of Approval:**

- 1. Adjust the lot line between existing parcels 149-140-076 and 149-150-029 to an east-west alignment.**
- 2. Shift the lot line between existing parcels 149-150-029 and 149-150-030 westward across Kirschenmann Road to the previous location of the lot line adjusted in Step 1 above.**

**The three existing parcels total 493.4 gross acres: (APN 149-140-076) 413.9 gross acres, (APN 149--150-029) 39.7 gross acres, and (APN 149-150-030) 39.8 gross acres will be adjusted into three resultant parcels of 247.07 gross acres (Parcel 1), 166.83 gross acres (Parcel 2), and 79.52 gross acres (Parcel 3). Parcels 1 and 2 will be zoned AG-II-100 and will exceed the 100-acre minimum parcel size. Parcel 3 will be zoned AG-II-40 (pursuant to the Consistency Rezone) and will exceed the 40-acre minimum parcel size. Resultant Parcels 2 and 3, along with existing parcels 149-150-031 and -032 (approximately 40 acres each) will result in an approximate 327-acre Project area.**

**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-2 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.

### **PROJECT SPECIFIC CONDITIONS**

#### **3. Recordation of Certificate of Cancellation - Land Conservation Contract 76-AP-072**

Prior to recordation of the Lot Line Adjustment, the Certificate of Cancellation (10AGP-00000-00004) for Land Conservation contract 76-AP-072 shall be recorded. Subsequent to the recordation of the Lot Line Adjustment, the Replacement Land Conservation Contract (13AGP-00000-00024) shall be recorded.

### **LOT LINE ADJUSTMENT CONDITIONS**

**4. Map-01 Maps-Info.** Prior to recordation of the Lot Line Adjustment subject to Planning and Development approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Lot Line Adjustment. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

**5. Map-04 LLA Submittals.** Prior to recordation of the Lot Line Adjustment map, the Owner/Applicant shall submit a Lot Line Adjustment documents prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Lot Line Adjustment documents 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.

**6. Map-15 LLA-Deed Recordation.** The following language shall be included on the deeds used to finalize the Lot Line Adjustment: "This deed (or document) arises from the Lot Line Adjustment County Case No. 10LLA-00000-00004 and defines a single parcel within the meaning of California Civil Code Section 1093 among three legal parcels created by Case No. 10LLA-00000-00004." The County Surveyor shall determine the appropriate documents necessary to record with the deeds.

### **COUNTY RULES AND REGULATIONS**

**7. 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.

**8. Rules-23 Processing Fees Required.** Prior to recordation or filing of a Lot Line Adjustment, the Owner/Applicant shall pay all applicable Planning and Development permit processing fees in full as required by County ordinances and resolutions.

**9. 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. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

**10. 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.



