

ATTACHMENT 2

CONDITIONS - EXHIBIT B SUB2013-00023 / COAL13-0058

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance.
2. If a parcel map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
 - c. A tax certificate.
3. Any private easements described in the title report must be shown on the parcel map, with recording data.
4. When the parcel map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
5. All conditions of approval herein specified are to be complied with prior to the recordation of the parcel map or certificates of compliance which effectuate the adjustment. Recordation of a parcel map is at the option of the applicant. However, if a parcel map is not filed, recordation of a certificate of compliance is mandatory.
6. The parcel map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
7. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
8. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
9. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the parcel map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
10. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.
11. All new parcels shall be provided with a minimum 20-foot wide private access easement

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to a public road. Additional easement width shall be provided as necessary to contain all elements of the private access roadway prism. The easements may be created by parcel map, grant deed, or restrictive covenant.

12. A recordation of Declaration of Restrictive Covenant or access easement to provide access to proposed Parcel 1 over proposed Parcel 2. The Covenant or easement must be recorded prior to or concurrent with recordation of the Lot Line Adjustment.

13. Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, the applicant shall enter into an agreement, in a form approved by County Counsel, which includes the following:
 - a. Notification to prospective buyers that the site is located in the Energy Extractive Resource Area (EX) combining designation and that any future development shall be required to meet the finding requirements for Energy Extractive Resource Area (EX) per Section 22.14.050. Any proposed land uses not directly related to energy or extraction operations are subject to Minor Use Permit approval, unless the project would be otherwise be required to have a Conditional Use Permit. Approval of any use other than mineral resource extraction may be granted only when the finding is made that the proposed use will not adversely affect the continuing operation or expansion of a mineral resource extraction use. The Inland Framework for Planning states that the purpose of the EX designation is to:
 - i. To identify lands which the California Department of Conservation's Division of Mines and Geology has classified as containing or being highly likely to contain significant mineral deposits;
 - ii. To notify landowners and the general public of the presence or high likelihood of significant mineral deposits;
 - iii. To emphasize the conservation and development of the mineral deposits identified by the Division of Mines and Geology, provided that a high level of environmental quality is also preserved and protected through the discretionary approval process.