

## Attachment 2

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### CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the 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.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The 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.
6. 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.
7. 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.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the 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.
9. 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
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.
11. 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

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Counsel, which includes the following information. If a parcel map is used, the following shall be shown on an additional map sheet and no mitigation agreement is required:

### Building Restricted Areas Map

- a. All future residential construction and associated grading activities on parcels resulting from Lot Line Adjustment COAL14-0007 shall be located entirely outside of the building restricted areas shown in Exhibit A (Chevron Lot Line Adjustment Building Restricted Areas Map), except as follows:
- b. Residential development and associated grading may be allowable on slopes of 30 percent or greater only with Variance approval.
- c. Existing disturbed ranch area is exempt from the 25' top of bank setback requirements.

### Archaeology / Cultural Resources

- d. Prior to issuance of construction permits for future residential development or associated grading on parcels resulting from Lot Line Adjustment COAL14-0007, the applicant (or the applicant's successor) shall submit a Phase I archaeological survey of all areas where site disturbance is proposed.
- e. The applicant (or the applicant's successor) agrees to implement the recommendations of the Phase I survey and any subsequent archaeological studies that may be required.
- f. In the event archaeological resources are unearthed or discovered during any site disturbance activities, the applicant, or the applicant's successor, shall be responsible to follow protocol and procedures described in Section 22.10.040 of the Land Use Ordinance.