

CONDITIONS OF APPROVAL
Burton Ranch Specific Plan Area
(Planning Division File No. FEIR 02-01 / SP 04-01)

The following Conditions of Approval apply to the Burton Ranch Specific Plan (BRSP) reviewed by the City Council on August 5, 2014.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. Mitigation Measure (MM) Trans 1.2C, adopted by City Council Resolution No. 5299 (06) is hereby revised per City Council acceptance of the proposed Alternative MM shown below:

Revised Language
<p>TRANS- 1.2c The applicant shall construct the following improvements at the State Route1/Harris Grade Road intersection prior to project occupancy:</p> <ul style="list-style-type: none"> • Restripe the northbound approach (dual left-turn lanes, one through lane and a right-turn lane). • Provide traffic signal improvements to change the existing split phasing to protected left-turn phasing on the northbound and southbound approaches and to protected-permissive left-turn phasing on the eastbound and westbound approaches in conformance with the future operation assumed in the 2030 General Plan Update EIR. • A Caltrans Encroachment Permit shall be obtained for this work. All work completed in the State Highway 1 right-of-way shall be done to Caltrans engineering and environmental standards, and at no cost to the State..

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