EXHIBIT B

LIST OF RECOMMENDED REVISIONS TO THE BURTON RANCH SPECIFIC PLAN (SPECIFIC PLAN DATED OCTOBER 2005)	
TABLE OF CONTENTS, VIII. ARCHITECTURAL & SITE DESIGN STANDARDS, Site Amenities	Add *Mailboxes* on page 60 after *Sound Walls and Landscaped Perimeter Buffers* Reference page 60 of the Burton Ranch Specific Plan
LIST OF FIGURES & TABLES	Insert Figure 33 into the List of Figures & Tables – Drainage Improvements, page 63
LIST OF FIGURES & TABLES, Figure 33 – Example of Well-Executed Massing, page 66	Change to Figure 34 (Drainage Improvements are Figure 33)
LIST OF FIGURES & TABLES, Figure 34 – Example of Desirable Exterior Details, page 66	Change to Figure 35
LIST OF FIGURES & TABLES, Figure 35 – Acceptable Garage Integration, page 67	Change to Figure 36
LIST OF FIGURES & TABLES, Figure 36 – Unacceptable Garage Integration, page 67	Change to Figure 37
LIST OF FIGURES & TABLES, Figure 37 – Acceptable Garage Integration, page 67	Change to Figure 38
RES – 1, page 15	Following the first paragraph, add the following language: For specific mitigation requirements and details for the Purisima mitigation site (Unocal site), please refer to the Burton Ranch Specific Plan Revised Final Environmental Impact Report, EIR 02-01, mitigation measure BIO-1.2 on page 4.3-36 (currently shown as BIO-1.1d in the Revised FEIR but renumbered to BIO-1.2 per the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions) and mitigation measures BIO-3.2a through BIO-3.2f on pages 4.3-54 through 4.3-56. Reason for revision: Standard RES – 1 summarizes the requirements specified in the mitigation measures. However, the mitigation measures as they are written in the Revised FEIR contain important requirements and details should the off-site Purisima property be acquired and utilized for mitigating impacts to Burton Mesa chaparral and oak savanna on the Burton Ranch Specific Plan property. Any user of the Burton Ranch Specific Plan should be directed to the source of the mitigation measures to view them in detail in order to ensure full compliance.
Resource Conservation Development Standards, page 15	A new RES Development Standard may be added that states the following: The Revised FEIR has identified mitigation measures that would reduce impacts to native habitats resulting from future residential development of the Purisima site (refer to the Burton Ranch Specific Plan Revised Final Environmental Impact Report, EIR 02-01, BIO 3.2a-f, pages 4.3-54 through 4.3-56, for full details). Although these mitigation measures are recommended for preservation of the Purisima mitigation site habitats outside of the residential development envelope, it should be noted that these measures are subject to review by the agency accepting management responsibility for the open space easement. The mitigation measures may be modified and/or refined to accommodate the requirements of the agency assuming management responsibility for the Purisima mitigation site.
RES – 2, page 15, 2nd sentence: Mitigation site habitat acreage in excess of the 56 acres necessary for Plan Units 1 and 2 may be sold to the owners of the other Plan Units to address Specific Plan buildout impacts in these areas.	Revise to read: Mitigation site habitat acreage in excess of the ~~56~~ 79 acres necessary for Plan Units 1 and 2 (excess of 9 acres) may be sold to the owners of the other Plan Units to address Specific Plan buildout impacts in these areas. Supporting Documentation: Revised FEIR, page 4.3-33, 3rd paragraph, and page 4.3-35, Table 4.3-5
RES – 3, page 15: A minimum 100-foot BMER buffer shall be provided between the northern property line and any activities associated with project development. A solid, 6-foot buffer wall constructed of non-combustible material shall be erected along the 100-foot buffer boundary to prevent access and to protect	Revise to read: Native habitats not affected by clearing, grubbing, grading, and construction activities, including areas designated as open space (Land Use Area 7) and the adjacent BMER (along the northern boundary of the property) shall be protected during project construction and occupancy.

the buffer area and adjacent BMER. With the exception of grading and clearing necessary to construct the buffer wall, vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site shall be prohibited within the BMER buffer. Additional structural setbacks for fire safety shall be provided as addressed in Public Services Standard PS-4. [BIO-1.1b]	At a minimum, a 100-foot BMER buffer shall be provided between the northern property line of Plan Unit 2 (reference the Burton Ranch Specific Plan, Figure 4) and any activities associated with project development. A solid, 6-foot buffer wall constructed of non-combustible material shall be erected along the 100-foot buffer boundary to prevent access and to protect the buffer area and adjacent BMER. ~~With the exception of grading and clearing necessary to construct the buffer wall, v~~Vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site shall be prohibited within the BMER buffer. Additional structural setbacks for fire safety shall be provided as addressed in Public Services Standard PS-4. [BIO-1.1b] In addition, add the following either as an additional paragraph or as a separate standard: To avoid additional indirect impacts on native habitat south of the solid wall, in addition to the requirements of RES – 3, one of the following (a, b, or c) is required: a. Set back all habitable and accessory structures a minimum of 200 feet from the northern project site boundary. This would provide for the 100-foot buffer, a 30-foot vegetation removal area adjacent to residential structures, and an additional 70-foot wide fuel modification zone. Non-structural improvements including landscaping and roadways shall be limited to the 30-foot cleared zone extending north from the structures. b. Establish a 300-foot buffer area between project development and the BMER to ensure additional protection of the habitat and reduce the impact on Burton Mesa chaparral (reference to Figure 4.3-2 in the Revised FEIR). Alternatively, to minimize the loss of Burton Mesa chaparral, the 300-foot buffer could be averaged across the northern boundary of the property (this would include the 100-foot minimum buffer at the northeast corner of the site, greater than 100-foot buffer at the northern boundary, and all of Land Use Area 7, as depicted in Figure 4.3.2). c. Construct an internal non-collector roadway parallel to and directly south of the solid wall (reference to Figure 4.3-3 in the Revised FEIR). The paved roadway would act as a firebreak that would minimize the amount of area requiring vegetation clearance and maintenance south of the wall. For specific mitigation requirements and details for the 100 foot buffer and Land Use Area 7, and the measures for additional avoidance of impacts on native habitats south of the solid wall, please refer to the Burton Ranch Specific Plan Revised Final Environmental Impact Report, EIR 02-01, mitigation measure BIO-1.1b on pages 4.3-24 through 4.3-26. Supporting Documentation: (1) Revised FEIR, pages 4.3-24 and 4.3-25, mitigation measure BIO-1.1b. No construction activities are allowed in the 100-foot buffer. There are no exceptions for clearing and grading. (2) Mitigation measure BIO-1.1b includes important requirements and details pertaining to the 100-foot buffer and Land Use Area 7. (3) BIO-1.1b contains more mitigation requirements that would effect the layout of development than just the 100-foot buffer and solid wall. Any user of the Burton Ranch Specific Plan should be directed to the source of the mitigation measure to view it in detail in order to ensure full compliance.
RES – 7, page 18: An Oak Tree Protection and Replacement Plan shall be prepared by a City-qualified arborist to address any accidental loss of "specimen" oak trees (i.e., greater than 6" in diameter at breast height [DBH]) as a result of buildout in Plan	Revise RES – 7 on page 18 with the language from mitigation measure BIO-3.1 as follows: An Oak Tree Protection and Replacement Plan shall be prepared by a City-qualified arborist to address ~~any accidental~~

Unit 2. The plan shall include the location and extent of the oak tree driplines and the type and location of any protective fencing for those specimen trees designated by the Oak Tree Protection and Replacement Plan for preservation in Plan Unit 2 that are outside of proposed grading for residential structures, roadways, and landscaping. Any individual project site specimen oak trees that are to be preserved according to the proposed Oak Tree Protection and Replacement Plan that are inadvertently damaged or killed by construction grading, filling, heavy equipment operation, or new landscaping shall be mitigated in terms of their lost habitat area, as determined by the City of Lompoc Urban Forester. [BIO-3.1]	the loss of "specimen" oak trees (i.e., greater than 6" in diameter at breast height [DBH]) as a result of buildout in Plan Unit 2 that are not otherwise compensated for through acquisition and preservation of Burton Mesa chaparral and oak savannah habitat. Supporting Documentation: Revised FEIR, pages 4.3-50 and 4.3-51, mitigation measure BIO-3.1. The applicants, applicants' consultant, applicants' attorney, EIR consultant, and City staff spent numerous hours on the specific language contained in BIO-3.1. All parties agreed to the language as it is currently worded in BIO-3.1.
RES – 7, page 18: An Oak Tree Protection and Replacement Plan shall be prepared by a City-qualified arborist to address any accidental loss of "specimen" oak trees (i.e., greater than 6" in diameter at breast height [DBH]) as a result of buildout in Plan Unit 2. The plan shall include the location and extent of the oak tree driplines and the type and location of any protective fencing for those specimen trees designated by the Oak Tree Protection and Replacement Plan for preservation in Plan Unit 2 that are outside of proposed grading for residential structures, roadways, and landscaping. Any individual project site specimen oak trees that are to be preserved according to the proposed Oak Tree Protection and Replacement Plan that are inadvertently damaged or killed by construction grading, filling, heavy equipment operation, or new landscaping shall be mitigated in terms of their lost habitat area, as determined by the City of Lompoc Urban Forester. [BIO-3.1]	Add the following language at the end of standard RES – 7: For specific mitigation requirements and details for the Oak Tree Protection and Replacement Plan, please refer to the Burton Ranch Specific Plan Revised Final Environmental Impact Report, EIR 02-01, mitigation measure BIO-3.1 on pages 4.3-50 through 4.3-52. Supporting Documentation: Revised FEIR, pages 4.3-50 through 4.3-52, mitigation measure BIO-3.1, contains important requirements and details for the Oak Tree Protection and Replacement Plan. Any user of the Burton Ranch Specific Plan should be directed to the source of the mitigation measure to view the requirements and details of the Oak Tree Protection and Replacement Plan to ensure full compliance.
RES – 8, page 18: To preserve the maximum number of mature Coast Live Oaks on the site as possible, in addition to the requirements f FEIR Mitigation Measure BIO-3.1, development plans shall be designed to preserve oaks on the site that are healthy and have minimum trunk diameters of 10 inches or larger at breast height . . . Oaks with diameters of 10 inches or larger that are to be preserved or removed will be designated on development plans.	Insert language so as to read: To preserve the maximum number of mature Coast Live Oaks on the site as possible, ~~in addition to the requirements of~~ Revised ~~FEIR Mitigation Measure BIO-3.1,~~ development plans outside of Plan Unit 2 shall be designed to preserve oaks on the site that are healthy and have minimum trunk diameters of 10 inches or larger at breast height . . . Oaks with diameters of 10 inches or larger that are to be preserved or removed will be designated on development plans. Supporting Documentation: As stated, RES - 8 contradicts RES -7. RES-7 is supported by BIO-3.1 and requires preservation of oak trees that are 6 inches or larger in diameter at breast height (dbh). The recommended clarification is to distinguish between the requirements of RES-7 as supported by mitigation measure BIO-3.1 (Revised FEIR pages 4.3-50 and 4.3-51), which pertains to mitigating the loss of oak trees in the oak savanna located in Plan Unit 2, and the requirements of RES-8 which pertains to the loss of oak trees in the remainder of the Burton Ranch Specific Plan area. Loss of oak trees in Plan Unit 2 is addressed by mitigation measure BIO-3.1 (RES - 7). The loss of oak trees in Plan Units 1 and 3 through 8 are addressed by Resource Conservation Development Standard RES-8 and requires preservation of oak trees that are 10 inches or larger in diameter at breast height.
RES – 12, page 19: Land Use Area 7 will remain undeveloped and will be identified on all maps as an unbuildable site.	Add the following language to RES – 12, page 19, to read: Land Use Area 7 will remain undeveloped and will be identified on all future tentative and final parcel and/or tract/subdivision maps as an unbuildable site. Reason for revision: The word "maps" is too general and can mean any type of a map, such as a road map or a topographic map. Specifying "future tentative and final parcel and/or tract/subdivision maps" will prevent uncertainty and ensure that Land Use Area 7 is recorded as an undevelopable site through a legal document.
Land Use Plan Map, Figure 8, page 25	Revise the boundary of the Land Use Plan Map, Figure 8, page 25, to include all of the property comprising the 149 acre Specific Plan. Reason for revision: The Burton Ranch Specific Plan area

	comprises all eleven parcels bounded by State Highway 1, Harris Grade Road, and the Burton Mesa Ecological Preserve and should be clearly identified as such on the Land Use Plan Map.
Procedure, page 26, 2nd paragraph: It is the intent of this section that procedures related to development in the Burton Ranch Specific Plan area shall follow those procedures of the City that generally apply to other permit requests . . .	Insert the following language: It is the intent of this section that procedures related to initial development in the Burton Ranch Specific Plan area shall follow those procedures of the City in effect at the time the requests are made that generally apply to other permit requests . . . Reason for revision: Procedures need to be specified for initial development in the Burton Ranch Specific Plan area as following the procedures in effect at the time the requests are made as it is specified for alterations, remodels, and reconstruction after initial development on page 27.
Procedure, page 26, 3rd paragraph: The Planning Commission or City Council may approve development plans and subdivision maps that do not meet the standards contained herein, provided that findings can be made that the approved design would result in development standards with a 10% or less change from the standards contained herein. Where no numerical value can be placed on the adjustment, the development plans and subdivision maps may be approved when it can be demonstrated that the proposed adjustment would enhance the overall appearance or function of the project and would advance the general objectives of this Specific Plan.	Revised as follows: The Planning Commission or City Council may approve development plans and subdivision maps that do not meet the standards contained herein, provided that findings can be made that the approved design (1) provides for the orderly development of land in conformance with the comprehensive scheme contemplated by the Land Use Element and other elements of the General Plan of the City and of this Burton Ranch Specific Plan, while permitting a flexible design approach to the development of a total community environment equal to or better that that resulting from traditional lot-by-lot land use development, and (2) would result in development standards with a 10% or less change from the standards contained herein. Where no numerical value can be placed on the adjustment, the development plans and subdivision maps may be approved when it can be demonstrated that the proposed adjustment would enhance the overall appearance or function of the project and would advance the general objectives of this Specific Plan. Reason for additional language: This is the finding upon which the Planning Commission can approve standards that would be different than the Specific Plan.
General Zoning Provisions, pages 27 and 28, item 3, Affordable Housing	Revise as follows: 3. Affordable Housing. Affordable housing will be provided by each Plan Unit, based on 10% of the total units proposed in each Plan Unit. Units may be constructed on-site or off-site, or in-lieu fees may be paid based on the City of Lompoc's in-lieu fee program ~~in effect at the time of subdivision map approval which specifies that in-lieu fees are calculated and paid at the time of issuance of first building permit of the first dwelling unit of a residential development~~. Affordable units shall be consistent with the following requirements: a. Affordability levels of units on-site will be provided ~~between very low (up to 50% of Area Median Income) to moderate (up to 120% Area Median Income) with an average affordability target of 85% of Area Median Income~~ at a mix of one-third (1/3) very low (up to 50% of Area Median Income), one-third (1/3) low (50% to 80% of Area Median Income), and one-third (1/3) moderate (80% to 120% of Area Median Income). b. Affordable units will be similar in architectural detailing and exterior features as market rate homes, but are not required to be the same size as, or have the same level of interior finishes as, the market rate homes. c. Bathrooms for Affordable Units shall be provided on the same floor as the bedrooms are located. d. Affordable rental units would be a mix of 1 and 2 bedroom units, and affordable ownership units would have a minimum of 2 bedrooms. Maximum sales or rental prices will be adjusted by bedroom count. e. Affordable units built on-site will be dispersed within the higher density areas for each Plan Unit (i.e., Land

	Use Areas 1, ~~and~~ 2, and 3). Affordable Units within Plan Unit 2 shall be dispersed within Land Use Areas 2 and 3. ~~Affordable Units for Plan Unit 1 may be dispersed solely within Land Use Area 1, or may be dispersed between Land Use Areas 1 and 2, at the discretion of the developer.~~ A minimum of 10% of affordable units or in-lieu fees on a cumulative basis shall be provided for each development approval. f. In Land Use Area 1, affordable units constructed on-site may be provided as apartments or attached condominiums, unless the market rate units proposed in this area are single family homes, in which case affordable units may be provided as duplexes, triplexes or single family homes. In Land Use Areas 2 and 3, affordable units constructed on-site may be provided as duplexes, triplexes or single family homes, ~~at the discretion of the developer~~ subject to Planning Commission approval. Developers proposing affordable units as duplexes and triplexes in Land Use Areas 2 and 3 must demonstrate during the design review stage that the duplexes and triplexes have been carefully integrated into the development project.
Land Use Area 1, II. Design Standards, page 29 Land Use Area 2, II. Design Standards, page 31 Land Use Area 3, II. Design Standards, page 33 Land Use Area 4, II. Design Standards, page 34	Add a standard to cross reference the height requirement that is defined in the General Zoning Provisions on page 27. Development standards including height, setbacks, lot coverage, landscaping, and lot sizes should be located in one section of each of the Land Use Areas in the Zoning chapter. At a minimum, reference to the location one could find the height requirements should be included in the Zoning section.
Land Use Area 1, II. Design Standards, page 29, item 4	Identify the minimum percentage of landscaped common open area in the standard. A minimum 15% landscaped common open area is acceptable. Reason for standard: As in most multi-family developments, a minimum percentage of landscaping should be included as a standard.
Land Use Area 2, II. Design Standards, page 32, item 6	Develop a standard to address typical openings [windows and/or doors] that would be allowed in the exterior walls of Unit 1 in Figure 10, e.g., types of opening, minimum height of opening above floor, orientation of opening relative to the usable yard space of Unit 2, type of glass in openings [e.g., obscure, fixed, etc.]. Reason for standard: Zero lot line or Z-lot developments present a number of privacy issues relative to the exterior wall of the dwelling on the zero lot line or Z-lot line and the usable space of the adjacent property. Because the location of the property line would be five feet away from the dwelling on the zero lot line or Z-lot developments, the Uniform Building Code would allow windows in this exterior wall. The privacy issues relate to the location and type of windows that would be allowed in the exterior wall. The Specific Plan should address these issues at this time including a minimum height of openings above the floor, orientation of opening, type of glass in openings, e.g., obscure or fixed.
Land Use Area 2, II. Design Standards, page 32, item 6.a, 2nd sentence: Porches or other architectural features that do not constitute living area and are for the purpose of enhancing architectural styling may encroach into the setback 5 feet, however, in no case shall a porch or other architectural feature be closer than 10 feet to a sidewalk.	Insert the word "public" so as to read: Porches or other architectural features that do not constitute living area and are for the purpose of enhancing architectural styling may encroach into the setback 5 feet, however, in no case shall a porch or other architectural feature be closer than 10 feet to a public sidewalk. Reason for clarification: To distinguish between the public sidewalk and any private sidewalk up to the house or back to the rear yard.
Land Use Area 3, II. Design Standards, page 33, item 5.a, 2nd sentence: Porches or other architectural features that do not	Insert the word "public" so as to read: Porches or other architectural features that do not constitute living area and are

constitute living area and are for the purpose of enhancing architectural styling may encroach into the setback 5 feet, however, in no case shall a porch or other architectural feature be closer than 10 feet to a sidewalk.	for the purpose of enhancing architectural styling may encroach into the setback 5 feet, however, in no case shall a porch or other architectural feature be closer than 10 feet to a <u>public</u> sidewalk. Reason for clarification: Refer to above comment.
CIRC – 4, Figure 22, page 46: Delete the text from Figure 22 (Public Works, Engineering Division comment)	Delete the text callouts for radius and lane width from Figure 22 Reason for revision: The roundabouts have not been designed nor has the final geometry been approved. Figures 21 and 22 should only be used as a general conceptual layout of how the roundabout may look.
CIRC – 8, page 47: Insert text after the 3rd sentence. (Public Works, Engineering Division comment)	Revise as follows: CIRC – 8. Street lighting fixtures unique to the Burton Ranch will be provided on all collector roads and residential streets. The fixtures will be a rural or "old-fashioned" decorative style, as described in the Architectural and Site Design Standards section of this Specific Plan. Lighting within the Burton Ranch is not required to provide the same level of overall illumination as provided by typical City street lighting <u>except at intersections as directed by the City Engineer</u>. Consistent with UTIL – 12, the intent of this is to preserve the rural atmosphere in the Burton Ranch, to avoid spill-over to the Burton Mesa Ecological Reserve, and to avoid nighttime glare as seen from a distance. Lighting on private drives is at the option of the developer. Specific street lighting criteria is contained in Utility Development Standards UTIL – 8 through UTIL – 12. [AES-4.1] Reason for revision: The project proposes roundabout intersections. Inadequate lighting is a contributor to accidents at intersections but is especially important at roundabouts due to the extra maneuvering required to traverse the intersection. The added text will ensure the design addresses safety lighting at intersections.
CIRC – 14, page 48: Insert text after last sentence. (Public Works, Engineering Division comment)	Revise as follows: CIRC –14. On-site access to Street "A" shall be located no closer than 300 feet north of the intersection with Highway 1 to avoid having access blocked by the 95th percentile queue of southbound vehicles exiting the project site. This distance may be modified by the City Engineer if Street "A" is designed with dual turn lanes which meet the intent of this standard. <u>Access to the existing frontage road will be relocated to comply with this requirement</u>. (TRANS-1.4e)
UTIL – 9, page 50: Insert text after last bullet. (Public Works, Engineering Division comment)	Revise as follows: UTIL – 9. Intensity of illumination on public streets shall be based on the following: φ Meet IES (Illuminating Engineering Society) recommended guidelines for roadway and exterior walkway lighting, as specified in the IES Lighting Handbook, 9th Edition. φ For Residential Streets, provide 0.4 foot-candle average at a spacing of 200 feet minimum, with a uniformity ratio (average to minimum) no higher than 6:1. φ For Collector Roads, provide 0.6 foot-candle average at a spacing of 125 feet minimum, with a uniformity ratio no higher than 4:1. φ For institutional (school), provide 0.9 foot-candle average at a spacing of 80 feet minimum, with a uniformity ratio no higher than 4:1. <u>φ Intersections shall have safety lighting acceptable to the City Engineer.</u> Reason for revision: The project proposes roundabout intersections on the collector roads. Inadequate lighting is a contributor to accidents at intersections but is especially important at roundabouts due to the extra maneuvering required to traverse the intersection. The added text will ensure the design addresses safety lighting at intersections.
PS – 2, page 52, 2nd sentence: These include fees for parks (Quimby fees), solid waste and recycle container fees, traffic	Revise 2nd sentence to list the fees as they are adopted by City Council resolution: These include fees for park improvements,

impact fees, police station impact fees and fire protection fees . . .	park land, recreation centers, libraries, water, wastewater, police facilities, fire facilities, street improvements, traffic signals, bikeways, and refuse containers . . . Reason for revision: Reference fee study and City Council adopted fee resolution.
Table 2, page 54, Infrastructure Timing Schedule, Circulation, Payment of Traffic Mitigation Fees, Timing of improvement: Fees to be paid prior to issuance of certificate of occupancy for each dwelling unit.	Revise timing of the improvement to read: Fees to be paid ~~prior to~~ upon the issuance of ~~certificate of occupancy for each dwelling unit~~ any development permit or prior to final building inspection. Supporting Documentation, Revised FEIR, page 4.12-36, mitigation measure TRANS-1.2f
Table 2, page 54, Infrastructure Timing Schedule, Circulation, Harris Grade Road frontage improvements, Timing of improvement: Construct concurrently with each Plan Unit's respective frontage on Harris Grade Road, subject to Reimbursement Agreement. (Public Works, Engineering Division comment)	Revise to read: Construct concurrently with each Plan Unit's respective frontage on Harris Grade Road, subject to Reimbursement Agreement and all frontage improvements shall extend continuously from intersection to intersection. Reason for revision: The added text will ensure facilities along Harris Grade Road are constructed in a manner that will provide safety to the public. Left Turn Lanes, Sidewalk and Bike Lanes will provide connection to the nearest intersection so that the public is not "stranded" by an arbitrary gap along a Plan Unit frontage.
Table 2, page 55, Infrastructure Timing Schedule, Circulation, Internal project roadways, roundabouts, pedestrian paths, sidewalks and street lighting, Timing of improvement: Collector road design to be provided with submittal of the first tract map for the development. Construct concurrently with each Plan Unit's respective development plans. (Public Works, Engineering Division comment)	Revise to read: : Collector road design to be provided with submittal of the first tract map for the development. Construct concurrently with each Plan Unit's respective development plans and the "A" Street connection to Highway 1 shall be constructed by the time the cumulative project development exceeds 275 PM peak hour trips. Reason for revision: The Revised FEIR identifies 40% (275 peak hour trips) of the project traffic will use the "A" Street connection to Highway 1. The added text will ensure the traffic from the various project phases do not overburden Harris Grade Road.
Figure 33 – Drainage Improvements, page 63, 2nd paragraph in side box: The figure depicts seven options for drainage improvements in the Wye Specific Plan area.	Revise to read: The figure depicts seven options for drainage improvements in the ~~Wye~~ Burton Ranch Specific Plan area.
ARCH – 4, page 65: Roofing materials shall consist of rich tones, not light colors that will be visually prominent from a distance. Roofs shall be constructed of non-reflective material, such as concrete or clay. Asphalt shingle roofs are not acceptable. [AES-3.2.3]	Revise to read: Roofing materials shall consist of rich tones, not light colors that will be visually prominent from a distance. All roofs shall be tile roofs (concrete or clay is acceptable). Roofs shall be constructed of non-reflective material~~, such as concrete or clay~~. Asphalt shingle roofs are not acceptable. [AES-3.2.3] Supporting Documentation, Revised FEIR, page 4.1-26, mitigation measure AES-3.2.3
ARCH – 7, page 65: Second floors shall be partially stepped back from the first floor walls to break up building mass (see Figure 29). In general, the floor area of second stories should be substantially smaller than the floor area of the first floor. [AES-3.2.3]	Revise as follows: Second floors shall be partially stepped back from the first floor walls to break up building mass (see Figure ~~29~~ 33 corrected 34). In general, the floor area of second stories should be substantially smaller than the floor area of the first floor. [AES-3.2.3] Supporting Documentation: Revised FEIR, pages 65 and 66
Figure 33 – Example of Well-Executed Massing, page 66	Re-label to Figure 34 due to insertion of Figure 33 – Drainage Improvements
Figure 34 – Example of Desirable Exterior Details, page 66	Re-label to Figure 35 due to insertion of Figure 33 – Drainage Improvements
ARCH – 11, page 67: The garage is important, but it should not be the dominant feature of the front elevation of the home. Garage doors are encouraged to be placed either flush with or behind the front face of the home (see Figures 35-37).	Revise to read: The garage is important, but it should not be the dominant feature of the front elevation of the home. Garage doors are encouraged to be placed either flush with or behind the front face of the home (see Figures ~~35-37~~ 36-38). Revise references due to insertion of Figure 33 – Drainage Improvements
Figure 35 – Acceptable Garage Integration, page 67	Re-label to Figure 36 due to insertion of Figure 33 – Drainage Improvements
Figure 36 – Unacceptable Garage Integration, page 67	Re-label to Figure 37 due to insertion of Figure 33 – Drainage Improvements

Figure 37 – Acceptable Garage Integration, page 67	Re-label to Figure 38 due to insertion of Figure 33 – Drainage Improvements
Policy 2.5 Discussion, page 72, 2nd sentence: The small drainage swale supporting seasonal wetland vegetation in Land Use Area 1, the 3.3-acre Land Use Area 6 that incorporates a stand of oak trees in a passive park, and the 8-acre Land Use Area 7 that is highly constrained by steep topography . . .	Revise to read: The small drainage swale supporting seasonal wetland vegetation in Land Use Area 1, the ~~3.3~~ 2- to 3-acre Land Use Area 6 that incorporates a stand of oak trees in a passive park, and the ~~8~~ 10-acre Land Use Area 7 that is highly constrained by steep topography . . . Supporting Documentation: Revised FEIR List of Revisions, page 5 (revision on page 4.1-31, Policy 2.5, 2nd sentence)
Police Protection, Land Use Element, page 90, Policy 7.1	Revise Land Use Element to Public Services Element
Recreation, Parks and Recreation Element, Policy 1.1, Discussion, page 92: The proposed project would provide recreational amenities that would be publicly accessible. A total of approximately 3 acres would be dedicated to neighborhood park facilities, but no community park or regional park acreage would be provided. Project buildout would add up to 1,395 persons to the area, resulting in a corresponding demand for a total of 16.7 acres of parkland. Implementation of measures REC-1.1 through –1.3 or REC-1.1, -1.3, and –1.4 (that would ensure after-hours access to outdoor recreational facilities in the event the LUSD were to establish a school on Land Use Area 5), would ensure project consistency with this policy by providing adequate neighborhood, community, and regional park development.	Revise as follows: The proposed project would provide recreational amenities that would be publicly accessible. A total of approximately 3 acres would be dedicated to neighborhood park facilities, but no community park or regional park acreage would be provided. Project buildout would add up to 1,395 persons to the area, resulting in a corresponding demand for a total of 16.7 acres of parkland. Implementation of measure~~s~~ REC-1.1 ~~through –1.3 or REC-1.1, -1.3, and –1.4 (that would ensure after-hours access to outdoor recreational facilities in the event the LUSD were to establish a school on Land Use Area 5),~~ would ensure project consistency with this policy by providing adequate neighborhood, community, and regional park development. Supporting Documentation: Revised FEIR, page 92, Policy 1.1, Discussion
Recreation, Parks and Recreation Element, Policy 1.4, Discussion, page 92: The proposed project would provide recreational amenities that would be publicly accessible for organized recreational activities. However, the size of the approximately 2- to 3-acre passive park and proposed preservation of oak trees does not make it amenable to organized public recreational opportunities such as ball fields that require large contiguous expanses of flat playing areas. As the proposed recreational area emphasizes preservation of important biological resources, the inability to also provide organized recreational opportunities is offset. Therefore, the proposed project is potentially consistent with this policy.	Revise as follows: The proposed project would provide passive recreational amenities that would not be publicly accessible for organized recreational activities. However, the size of the approximately 2- to 3-acre passive park and proposed preservation of oak trees does not make it amenable to organized public recreational opportunities such as ball fields that require large contiguous expanses of flat playing areas. As the proposed recreational area emphasizes preservation of important biological resources, the inability to also provide organized recreational opportunities is offset. Therefore, the proposed project is potentially consistent with this policy. Supporting Documentation: Revised FEIR, page 4.11-5, Policy 1.4, Discussion. The FEIR did not analyze a community park which would generate vehicle trips and impact the circulation system.
The mitigation measures that are included in the Burton Ranch Specific Plan, *Section XI. Mitigation Measures,* pages 102 through 145 are recommended to be revised in the following manner because they need to be identical to the mitigation measures included in the Revised Final Environmental Impact Report (Revised FEIR) which forms the basis for the Statement of Overriding Considerations and Findings of Fact, the Mitigation Monitoring and Reporting Program, and Planning Commission, City Council, and Local Agency Formation Commission approvals. The mitigation measures contained in the Burton Ranch Specific Plan will also be used during future review of individual projects. Therefore, the following revisions are recommended to make the mitigation measures contained in the Burton Ranch Specific Plan consistent with the Revised FEIR.	
XI. MITIGATION MEASURES, page 102, item 3, paragraph: Parcel Map and Public Improvement Plans shall be reviewed by the Community Development Department and Public Works Department prior to approval of the Parcel Map by the Planning Commission or Final Map by the City Council, as applicable.	Revise to read: Parcel Map and Public Improvement Plans shall be reviewed by the Community Development Department and Public Works Department prior to approval of the Parcel Map by the ~~Planning Commission~~ City Engineer or Final Map by the City Council, as applicable. Approval of tentative maps is under the authority of the Planning Commission but approval of Parcel Maps is under the authority of the City Engineer. Acceptance of this revision implies acceptance of revision to all "Timing" Requirements for Mitigation Measures with the Standard Timing requirement.
Mitigation Measure AES-3.2.1, page 104, Timing	Add to Timing: The perimeter sound wall shall be maintained in perpetuity, in accordance with the approved plans. Supporting Documentation: Revised FEIR, pages 4.1-24 and 4.1-25, mitigation measure AES-3.2.1

Mitigation Measure AES-3.2.2, page 104, 2nd sentence: It shall require the spacing and clustering of a variety of street trees accent trees and ornamental shrubs capable of completely screening views . . .	Revise: It shall require the spacing and clustering of a variety of street trees, accent trees, and ornamental shrubs capable of completely screening views . . . Supporting Documentation: Revised FEIR, pages 4.1-25 and 4.1-26, mitigation measure AES-3.2.2
Mitigation Measure AES-3.2.2, page 104, 6th sentence: All Harris Grade Road and State Highway 1 street frontage landscaping shall provide a mix of species up to a 36 box size and oak trees proposed near residences . . .	Revise: All Harris Grade Road and State Highway 1 street frontage landscaping shall provide a mix of species up to a 36 inch box size and any oak trees proposed near residences . . . Supporting Documentation: Revised FEIR, pages 4.1-25 and 4.1-26, mitigation measure AES-3.2.2
Mitigation Measure BIO-1.1b, page 109: **BIO-1.1b:** 1: Native habitats not affected by clearing, grubbing, grading, and construction activities, including areas designated as open space (Land Use Area 7) and the adjacent BMER (along the northern boundary of the property) shall be protected by a preservation buffer . At a minimum, a 100-foot buffer between the BMER and any activities associated with project development shall be required. A 300-foot buffer area between project development and the BMER would ensure additional protection of the habitat and would reduce the impact to Burton Mesa chaparral (see EIR Figure 4.3-2). No vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site shall be allowed within this preservation buffer or Land Use Area 7. The boundary of Land Use Area 7 located within 50-feet of any future ground disturbances shall be temporarily fenced (i.e., with plastic construction or chain link fence) throughout all vegetation clearing, grubbing, grading, and construction activities. A solid, non-combustible material, 6-feet high wall shall be erected along the buffer to prevent access and to protect the buffer area and adjacent BMER. 2: In order to avoid additional indirect impacts on native habitat south of the solid wall, one of the following (a, b, or c) is required: a. Set back all habitable and accessory structures a minimum of 200 feet from the northern project site boundary. This would provide for the 100-foot buffer, a 30-foot vegetation removal area adjacent to residential structures, and an additional 70-foot wide fuel modification zone. Non-structural improvements including landscaping and roadways shall be limited to the 30-foot cleared zone extending north from the structures. b. Establish a 300-foot buffer area between project development and the BMER to ensure additional protection of the habitat and reduce the impact on Burton Mesa chaparral (see Figure 4.3-2). Alternatively, to minimize the loss of Burton Mesa chaparral, the 300-foot buffer could be averaged across the northern boundary of the property (this would include the 100-foot minimum buffer at the northeast corner of the site, greater than 100-foot buffer at the northern boundary, and all of Land Use Area 7, as depicted in Figure 4.3-2). c. Construct an internal non-collector roadway parallel to and directly south of the solid wall (see Figure 4.3-3). The paved roadway would act as a firebreak that would minimize the amount of area requiring vegetation clearance and maintenance south of the wall. 3: Designated onsite open space or other sensitive areas shall be fenced temporarily (such as with construction fence or chain link fence) or otherwise identified and avoided throughout all clearing, grubbing, grading and construction activities. All personnel, equipment and ground disturbances, including grading for buildings, roads, easements, utilities, staging areas and vegetation removal shall be prohibited within the buffer areas or other designated off-limit areas.	Revise as follows: **BIO-1.1b:** Native habitats not affected by clearing, grubbing, grading, and construction activities, including areas designated as open space (Land Use Area 7) and the adjacent BMER (along the northern boundary of the property) shall be protected during project construction and occupancy. At a minimum, a 100-foot buffer between the BMER on the northern project boundary and any activities associated with project development ~~shall be required. A 300-foot buffer area between project development and the BMER would ensure additional protection of the habitat and would reduce the impact to Burton Mesa chaparral (see EIR Figure 4.3-2). No vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site shall be allowed within this preservation buffer or Land Use Area 7~~ , prohibiting vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site shall be required. ~~In addition, any areas within this 100-foot protection buffer that are currently disturbed, such as access corridors, shall be revegetated to prevent any further degradation or invasion by non-native plant species and shall protect the adjacent BMER.~~ Any chaparral removal for pre-construction clearing or grubbing shall be preceded by a biological survey and be monitored, if deemed necessary, by the survey biologist. Any grading or clearing in future protection buffer areas or other areas designated as open space shall be subject to onsite restoration. The boundary of open space Land Use Area 7 located within 50-feet of any future ground disturbances shall be temporarily fenced (i.e., with plastic construction or chain link fence) throughout all vegetation clearing, grubbing, grading, and construction activities. All personnel, equipment, and ground disturbances including grading for buildings, roads, easements, utilities, staging areas, and vegetation removal shall be prohibited within the open space area. A solid, non-combustible material, 6-feet high wall shall be erected along the 100-foot buffer boundary to prevent access and to protect the buffer area and adjacent BMER. ~~2.~~ In order to avoid additional indirect impacts on native habitat south of the solid wall, one of the following (a, b, or c) is required: a. Set back all habitable and accessory structures a minimum of 200 feet from the northern project site boundary. This would provide for the 100-foot buffer, a 30-foot vegetation removal area adjacent to residential structures, and an additional 70-foot wide fuel modification zone. Non-structural improvements including landscaping and roadways shall be limited to the 30-foot cleared zone extending north from the structures. b. Establish a 300-foot buffer area between project development and the BMER to ensure additional protection of the habitat and reduce the impact on Burton Mesa chaparral (see Figure 4.3-2). Alternatively, to minimize the loss of Burton Mesa chaparral, the 300-foot buffer could be averaged across

	the northern boundary of the property (this would include the 100-foot minimum buffer at the northeast corner of the site, greater than 100-foot buffer at the northern boundary, and all of Land Use Area 7, as depicted in Figure 4.3-2). c. Construct an internal non-collector roadway parallel to and directly south of the solid wall (see Figure 4.3-3). The paved roadway would act as a firebreak that would minimize the amount of area requiring vegetation clearance and maintenance south of the wall. ~~3.~~ Designated onsite open space or other sensitive areas shall be fenced temporarily (such as with construction fence or chain link fence) or otherwise identified and avoided throughout all clearing, grubbing, grading and construction activities. All personnel, equipment and ground disturbances, including grading for buildings, roads, easements, utilities, staging areas and vegetation removal shall be prohibited within the buffer areas or other designated off-limit areas. Supporting Documentation, Revised FEIR, pages 4.3-24 and 4.3-25, mitigation measure BIO-1.1b
Mitigation Measure BIO-1.1b, page 109, Requirements & Monitoring, 1st sentence: The applicant shall indicate all native habitat preservation buffers on the preliminary ad final grading plans and development plans.	Revise as follows: The applicant shall indicate all native habitat preservation buffers on the preliminary ~~ad~~ and final grading plans and development plans. Supporting Documentation, Revised FEIR, pages 4.3-24 through 4.3-26, mitigation measure BIO-1.1b
Page 110, between the existing Mitigation Measure BIO-1.1c and BIO-1.1d	Insert BIO-1.1d from pages 4.3-30 through 4.3-31 BIO-1.1d: If off-site mitigation is proposed and the quality of off-site Burton Mesa is not equivalent to the habitat lost on-site, an Off-Site Habitat Restoration Plan shall be submitted that includes the following: a. A map depicting the location of the project site relative to the off-site Burton Mesa chaparral mitigation site. b. Specifics for sources of plant materials (including salvaging from the project site, if appropriate), seeding (including timing for seed collection and seeding methods), planting methods and timing, planting density, plant protection, and maintenance. All native plant materials for restoration shall be collected locally. c. Monitoring and maintenance requirements including frequency and timing of watering, weed control methods and timing, and monitoring and reporting procedures. The maintenance requirements shall be no less than 5 years unless satisfactory habitat is established before that time. d. Performance criteria that specify the minimum requirements for size and health of replacement plants including a period of time without supplemental watering. The maintenance requirements shall be no less than 5 years unless satisfactory habitat is established before that time. e. An annual report shall be submitted to the City of Lompoc Community Development Department for review. Supporting Documentation: Revised FEIR, pages 4.3-30 and 4.3-3, mitigation measure BIO-1.1d
Page 110, existing BIO-1.1d	Rename to BIO-1.2 and relocate to page 102 between existing Mitigation Measures BIO-1.1e and BIO-1.4 Supporting Documentation: Revised FEIR List of Revisions, page 7 (revision on page 4.3-36, Mitigation Measure BIO-1.1d)
Page 110, existing BIO-1.1d, item a: A map depicting the impacted habitats and the extent of the restoration.	Revise as follows: A map depicting the location of the impacted habitats and the extent of the restoration. Supporting Documentation: Revised FEIR, page 4.3-36, mitigation measure BIO-1.2 (revised from BIO-1.1d per Revised FEIR List of Revisions)
Page 110, existing BIO-1.1d, last paragraph: *This mitigation is not a requirement, as the EIR concludes that the value of the preservation of the majority of the Purisima Site mitigates any potential impacts from future development on the site.	Revise as follows: ~~*This mitigation is not a requirement, as the EIR concludes that the value of the preservation of the majority of the Purisima Site mitigates any potential impacts from future development on the site.~~ *The preceding mitigation measure

	would be included as a note on the Purisima mitigation site easement granted to the California Department of Fish and Game. Supporting Documentation: Revised FEIR, pages 4.3-34 through 4.3-37, mitigation measure BIO-1.2 (revised from BIO-1.1d per Revised FEIR List of Revisions)
BIO-2.1a, page 112, Requirements & Monitoring	Insert the following language between the 1st and 2nd paragraphs: The City of Lompoc Community Development Department and a City-qualified restoration specialist shall review the preliminary and final Landscape and Open Space Management Plan and development plans, tentative maps, Parcel Map, Final Map, and Public Improvement Plans to ensure consistency with the indicated landscape requirements. Supporting Documentation, Revised FEIR, pages 4.3-41 and 4.3-42, mitigation measure BIO-1.5
BIO-2.1b, page 113, Requirements & Monitoring	Insert the following language between the 1st and 2nd paragraphs: The City of Lompoc Community Development Department and a City-qualified restoration specialist shall review the preliminary and final Landscape and Open Space Management Plan, Off-Site Burton Mesa Habitat Restoration Plan, grading plans, development plans, tentative maps, Parcel Map, Final Map, and Public Improvement Plans to ensure consistency with the indicated landscape requirements. Supporting Documentation: Revised FEIR, pages 4.3-44 and 4.3-45, mitigation measure BIO-2.1b
BIO-2.2a, page 113, Requirements & Monitoring	Insert the following language between the 2nd and 3rd paragraphs: The City of Lompoc Community Development Department shall review the Pre-construction Wildlife Survey and Monitoring Plan, preliminary and final grading plans, tentative maps, Parcel Map, Final Map, and Public Improvement Plans to ensure consistency with pre-construction surveys. Supporting Documentation: Revised FEIR, pages 4.3-36 and 4.3-37, mitigation measure BIO-2.2a
BIO-2.2b, page 114: Initial ground disturbances (i.e., grading, clearing, grubbing and/or shrub removal) within grassland, oak woodland, coastal sage scrub and chaparral habitats shall avoid the bird breeding season between March 1 to August 15. A pre-construction survey for nesting birds shall be completed prior to initial ground disturbing activities occurring between March 1 and August 15 to provide specific information on any nesting activities and to refine the construction avoidance areas to exclude areas that are not adequate to support nesting. A Pre-construction Bird Breeding Survey and Monitoring Plan, locating all on-site potential grassland, oak woodland, coastal sage scrub and chaparral habitats and bird nests onsite, with a scope of work and budget, shall be prepared by the developer.	Revise to read: Initial ground disturbances (i.e., grading, clearing, grubbing and/or shrub removal) within grassland, oak woodland, coastal sage scrub and chaparral habitats shall avoid the bird breeding season between March 1 to August 15 to the maximum extent feasible. ~~A pre-construction survey for nesting birds shall be completed prior to initial ground disturbing activities occurring between March 1 and August 15 to provide specific information on any nesting activities and to refine the construction avoidance areas to exclude areas that are not adequate to support nesting.~~ Where the applicant can document that this is infeasible due to economic factors, all ground disturbances occurring between March 1 to August 15 shall be preceded by a pre-construction survey for nesting birds to provide specific information on any nesting activities. A no-construction buffer area shall be established extending 300-feet from all nesting areas. A Pre-construction Bird Breeding Survey and Monitoring Plan, locating all on-site potential grassland, oak woodland, coastal sage scrub and chaparral habitats and bird nests onsite, with a scope of work and budget, shall be prepared by the developer for all ground disturbances occurring between March 1 to August 15. Supporting Documentation: Revised FEIR, pages 4.3-48 and 4.3-49, mitigation measure BIO-2.2b
BIO-2.2b, page 114, Requirements & Monitoring A City-qualified biologist shall prepare a preliminary and final Pre-construction Bird Breeding Survey and Monitoring Plan. All potential breeding habitats and bird nests shall be noted on the preliminary and final Pre-construction Bird Breeding Survey and Monitoring Plan and grading plans.	Revise to read: The applicant shall provide economic justification for all disturbances between March 1 to August 15. A City-qualified biologist shall prepare a preliminary and final Pre-construction Bird Breeding Survey and Monitoring Plan. All potential breeding habitats and bird nests and the 300-foot no construction buffer areas shall be noted on the preliminary and

The biologist shall submit a preliminary report after clearing, grubbing and/or grading have been started, detailing the results of any capture and relocation efforts to the Community Development Department.	final Pre-construction Bird Breeding Survey and Monitoring Plan and grading plans. The City of Lompoc Community Development Department shall review the preliminary and final Pre-construction Bird Breeding Survey and Monitoring Plan and grading plans, tentative maps, Parcel Map, Final Map, and Public Improvement Plans to ensure consistency with pre-construction surveys. The biologist shall submit a preliminary report after clearing, grubbing and/or grading have been started, detailing the results of any capture and relocation efforts to the Community Development Department. The biologist shall submit the final Pre-construction Bird Breeding Survey and Monitoring report to the City of Lompoc at the completion of grading. The Community Development Department shall inspect the development in the field to ensure compliance with the approved plan and shall review and approve the final monitoring report prior to issuance of building permits. Supporting Documentation: Revised FEIR, pages 4.3-48 and 4.3-49, mitigation measure BIO-2.2b
BIO-3.1, page 114, Requirements & Monitoring Individual oak trees to be protected or replaced, driplines, and the limit of protective fencing shall be shown on the preliminary and final Oak Tree Protection and Replacement Plan and preliminary and final grading and development plans. Protected and replacement oaks shall be indicated on the preliminary and final Oak Tree Protection and Replacement Plan grading plans and development plans. The Community Development Department and the Urban Forester shall conduct site inspections after oak tree replacement installation to ensure compliance with the approved Oak Tree Protection and Replacement Plan prior to issuance of occupancy permits and to evaluate the success of tree protection and replacement measures.	Individual oak trees to be protected or replaced, driplines, and the limit of protective fencing shall be shown on the preliminary and final Oak Tree Protection and Replacement Plan and preliminary and final grading and development plans. Replacement trees shall be installed and maintained in accordance with the approved plan. Protected and replacement oaks shall be indicated on the preliminary and final Oak Tree Protection and Replacement Plan grading plans and development plans. The City of Lompoc Community Development Department shall review the preliminary and final Oak Tree Protection and Replacement Plan, preliminary and final grading plans and development plans, tentative maps, Parcel Map, Final Map, and Public Improvements Plans to ensure consistency with the indicated protected and replacement oaks. The Community Development Department and the Urban Forester shall conduct site inspections after oak tree replacement installation to ensure compliance with the approved Oak Tree Protection and Replacement Plan prior to issuance of occupancy permits and to evaluate the success of tree protection and replacement measures. Supporting Documentation: Revised FEIR, pages 4.3-50 through 4.3-52, mitigation measure BIO-3.1
BIO-3.2a through BIO-3.2f, pages 115 and 116, Requirements & Monitoring: These mitigation measures are recommended for preservation of Purisima mitigation site habitats outside of the residential development envelope. However, it should be noted that these measures are subject to review by the agency accepting management responsibility for the open space easement. The mitigation measures may be modified to accommodate the requirements of the agency assuming management responsibility for the Purisima mitigation site.	Revise to read: These mitigation measures would reduce impacts to native habitats resulting from future residential development of the Purisima site. These mitigation measures would be required on the Purisima mitigation site open space easement. Although these mitigation measures are recommended for preservation of Purisima mitigation site habitats outside of the residential development envelope~~. However~~, it should be noted that these measures are subject to review by the agency accepting management responsibility for the open space easement. The mitigation measures may be modified and/or refined to accommodate the requirements of the agency assuming management responsibility for the Purisima mitigation site. The Plan Requirements, Timing, and MONITORING

	components of these notes to the Purisima mitigation site Open Space Easement would be incorporated from Mitigation Measure BIO-1.1c. Supporting Documentation: Revised FEIR, pages 4.3-53 starting with discussion under *Mitigation Measures* through 4.3-56 ending with discussion under *Residual Impacts*
BIO-5, page 117, Requirements & Monitoring	Insert the following language between the 1st and 2nd paragraphs: <u>The City of Lompoc Community Development Department and Public Works Department, Engineering Division shall review the preliminary and final Master Drainage and Erosion Control Plan, preliminary and final Wetland Mitigation and Restoration Plan and/or revised Landscape and Open Space Plan, preliminary and final grading plans, tentative maps, Parcel Map, Final Map, and Public Improvement Plans to ensure consistency with the approved plan and specifications.</u> Supporting Documentation: Revised FEIR, pages 4.3-58 through 4.3-59, mitigation measure BIO-5
CR-2, page 119, 2nd paragraph, 2nd sentence: The workshop shall make attendees aware of prohibited activities, including unauthorized collecting of artifacts, which can result in impacts on cultural resources.	Revise to read: The ~~workshop~~ <u>meeting</u> shall make attendees aware of prohibited activities, including unauthorized collecting of artifacts, which can result in impacts on cultural resources. Supporting Documentation: Revised FEIR, page 4.4-7, mitigation measure CR-2
CR-2, page 119, Timing, 2nd paragraph: The presentation shall be conducted prior to commencement of on-site clearing, grubbing, grading and/or construction activities.	Revise to read: ~~The presentation shall be conducted prior to commencement of on-site clearing, grubbing, grading and/or construction activities.~~ <u>These measures shall be implemented prior to issuance of grading and building permits for each development phase.</u> Supporting Documentation: Revised FEIR, pages 4.4-7 through 4.4-8, mitigation measure CR-2
GEO-1a.1, page 120, item a, 1st sentence: a. Intercept drains shall be installed north of the most northerly residential units in Land Use Area 4 and 5 to prevent upslope surface water from seeping . . .	Revise to read: a. Intercept drains shall be installed north of the most northerly residential units in Land Use Area 4 <u>3</u> and 5 to prevent upslope surface water from seeping . . . Supporting Documentation: Revised FEIR List of Revisions, page 7 (revision on page 4.5-5, Mitigation Measure GEO-1a.1)
GEO-1b.1, page 121, 1st paragraph, 2nd sentence: A complete list of recommendations is provided in Appendix F of the EIR, however, the following recommendations are directly associated with unstable slopes and include:	Revise to read: A complete list of recommendations is provided in Appendix F of the EIR, however, the following <u>preliminary</u> recommendations are directly associated with unstable slopes and include: The insertion of the word *preliminary* was previously at the request of the applicants as noted in the Revised FEIR, GEO-1b.1 on page 4.5-8 , but did not get inserted into the mitigation measure in the Specific Plan.
GEO-1b.1, page 121, Timing	Insert the following language between the 1st and 2nd paragraphs: <u>The final soils report shall be reviewed and approved upon completion of grading; the final as-built geologic report shall be reviewed and approved prior to issuance of building permits.</u> Supporting Documentation: Revised FEIR, pages 4.5-8 and 4.5-9, mitigation measure GEO-1b.1
GEO-1b.2, page 121, Timing	Insert the following language between the 1st and 2nd paragraphs: <u>The final site-specific geotechnical investigation shall be approved by the Public Works Department prior to issuance of building permits.</u> Supporting Documentation: Revised FEIR, pages 4.5-9 and 4.5-10, mitigation measure GEO-1b.2
GEO-2.1, page 122, 2nd sentence: A complete list of recommendations is provided in EIR appendices E-1 and F; however, the following recommendations . . .	Change E-1 to E-2: A complete list of recommendations is provided in EIR appendices ~~E-1~~ <u>E-2</u> and F; however, the following recommendations . . . Supporting Documentation: Revised FEIR List of Revisions, page 7 (revision on page 4.5-11, Mitigation Measure GEO-2.1)

HAZ-4.1, page 123, Timing	Insert the following language between the 1st and 2nd paragraphs: If necessary, soil remediation and clean up per the requirements of DTSC must be completed prior to issuance of grading permits for this portion of the project site. Supporting Documentation: Revised FEIR, pages 4.6-7 and 4.6-8, mitigation measure HAZ-4.1
HAZ-4.3, page 124, 1st sentence: The contractor shall prepare a Hazardous Materials Construction Contingency Plan for Plan Unit 1 and Plan Unit 4 identifying the response requirements . . .	Revise to read: ~~The contractor~~ Upon development of Plan Unit 1 and Plan Unit 4, the responsible contractor for each area shall prepare a Hazardous Materials Construction Contingency Plan for Plan Unit 1 and Plan Unit 4 identifying the response requirements . . . The language was added at the request of the applicants as noted in the Revised FEIR, HAZ-4.3 on page 4.6-9, but did not get inserted into the mitigation measure in the Specific Plan.
HAZ-4.3, page 124, Requirements & Monitoring, 1st paragraph: The applicant shall submit the Plan, prepared by a City-qualified, registered environmental assessor.	Revise to read: The applicant shall submit the Plan for Plan Unit 1 and Plan Unit 4, prepared by a City-qualified, registered environmental assessor. The language was added at the request of the applicants as noted in the Revised FEIR, HAZ-4.3 on pages 4.6-9 and 4.6-10, but did not get inserted into the mitigation measure in the Specific Plan.
HYDRO/WQ-1, page 125, 5th sentence:	Revise 5th sentence to read: An encroachment permit shall be obtained from Caltrans prior to construction of the culvert under State Highway 1. Reason for revision: Applicants' request for clarification.
HYDRO/WQ-1, page 125, Timing	Add the following after *Standard Timing Requirements*: An encroachment permit shall be obtained from Caltrans for construction of the culvert under State Highway 1 prior to issuance of grading permits for any phase of development. Supporting Documentation: Revised FEIR, pages 4.4-7 and 4.4-8, mitigation measure HYDRO/WQ-1 and applicants' request for clarification.
NOISE-2b, page 133: Proposed structures within 300 feet of State Highway 1 and 185 feet of Harris Grade Road shall incorporate noise attenuating building materials such as solid core doors, and double-paned glass windows, with other suitable noise-attenuating features to ensure that interior noise levels, including second stories, do not exceed 45 dBA CNEL, consistent with the California Noise Insulation Standards (Title 24) and City of Lompoc standards.	Revise to read: ~~Proposed structures~~ A City-qualified noise consultant shall submit noise attenuation evaluations for residential unit building plans within 300 feet of State Highway 1 and 185 feet of Harris Grade Road ~~shall incorporate~~ to determine the precise nature of any noise attenuating building materials such as solid core doors, and double-paned glass windows, ~~with~~ or other suitable noise-attenuating features required to ensure that interior noise levels, including second stories, do not exceed 45 dBA CNEL, consistent with the California Noise Insulation Standards (Title 24) and City of Lompoc standards. Supporting Documentation: Revised FEIR, page 4.9-16, mitigation measure NOISE-2b
PS-2.1.2, page 134, Requirements & Monitoring, 2nd paragraph: The City of Lompoc Community Development Department and/or Fire Department/Building and Fire Safety Division shall ensure the payment of required fees prior to certificate of occupancy.	Revise to read: The City of Lompoc Community Development Department and/or Fire Department/Building and Fire Safety Division shall ensure the payment of required fees ~~prior to certificate of occupancy~~ upon the issuance of any development permit or prior to final building inspection. Supporting Documentation: Revised FEIR, pages 4.10-6 and 4.10-7, mitigation measure PS-2.1.2
PS-2.2.2b, page 135:	Revise as follows: The applicant shall prepare a fire vegetation maintenance plan ~~that includes~~ incorporating either Option 1 (including a, b, and c), 2, or 3 ~~the following~~: 1a. A mosaic fuel break with a minimum 100-foot width from all residential and educational structures in lieu of a traditional fire break that shall be implemented as an interface between residential development and open space along Land Use Area 7 and the northern project boundary in Land Use Areas ~~4~~ 3 and 5. 1b. Within the mosaic fuel break, all flammable vegetation shall

	be removed within a minimum of 30-feet of structures. 1c. Adjacent islands of native vegetation within 30 to 100 feet of structures shall be retained, surrounded by intervening low-flammable, drought-tolerant vegetation. The intervening planted areas shall be periodically irrigated, mowed, or cleared. 2. Establish a 300-foot buffer area between project development and the BMER to ensure additional protection of the habitat and reduce the impact on Burton Mesa chaparral (see Figure 4.3-2). Alternatively, to minimize the loss of Burton Mesa chaparral, the 300-foot buffer could be averaged across the northern boundary of the property (this would include the 100-foot minimum buffer at the northeast corner of the site, greater than 100-foot buffer at the northern boundary, and all of Land Use Area 7, as depicted in Figure 4.3-2). 3. Construct an internal non-collector roadway parallel to and directly south of the solid wall (see Figure 4.3-3). The paved roadway would act as a firebreak that would minimize the amount of area requiring vegetation clearance and maintenance south of the wall. Supporting Documentation: Revised FEIR List of Revisions, pages 10 and 11 (revision on page 4.10-10, Mitigation Measure PS-2.2.2b)
PS-3, page 135, Timing: The development fee shall be upon the issuance of any development permit or prior to final building inspection.	Revise to read: The development fee shall be <u>paid</u> upon the issuance of any development permit or prior to final building inspection.
TRANS-1.1b, page 138, Requirements & Monitoring, 2nd paragraph: The requirement to prepare the plan shall be noted on the preliminary and final grading plans.	Revise to read: The requirement to prepare the plan shall be noted on the preliminary and final grading <u>and construction</u> plans. Supporting Documentation: Revised FEIR, pages 4.12-20 and 4.12-21, TRANS-1.1b
TRANS-1.1c, page 139, 1st sentence: The applicant shall obtain an Encroachment Permit from Caltrans prior to any and all construction within the State Highway 1 and Harris Grade Road right-of-ways.	Revise to read: The applicant shall obtain an Encroachment Permit from Caltrans prior to any and all construction within the State Highway 1 ~~and Harris Grade Road~~ right-of-way~~s~~. Supporting Documentation: Revised FEIR, pages 4.12-21 and 4.12-22, TRANS-1.1c. The last sentence of the mitigation measure addresses Harris Grade Road. Requirement of an encroachment permit from the County of Santa Barbara for improvements on Harris Grade Road is also addressed in mitigation measures TRANS-1.1a and TRANS-1.2c.
TRANS-1.2a, page 139, Requirements & Monitoring, 3rd paragraph: All dedications and improvements along Harris Grade Road shall be reviewed and approved by Santa Barbara County Public Works Department, Transportation Division staff prior to issuance of grading and building permits.	Delete 3rd paragraph: ~~All dedications and improvements along Harris Grade Road shall be reviewed and approved by Santa Barbara County Public Works Department, Transportation Division.~~ Supporting Documentation: Revised FEIR, pages 4.12-29 and 4.12-32, TRANS-1.2a. The mitigation measure addresses State Highway 1 only and not Harris Grade Road.
TRANS-1.2b, page 139, Requirements & Monitoring	Insert the following language between the 2nd and 3rd paragraphs: <u>All dedications and improvements along Harris Grade Road shall be reviewed and approved by Santa Barbara County Public Works Department, Transportation Division staff prior to issuance of grading and building permits.</u> Supporting Documentation: Revised FEIR, pages 4.12-32 and 4.12-33, mitigation measure TRNAS-1.2b
TRANS-1.2c, page 140, Requirements & Monitoring	Insert the following language between the 2nd and 3rd paragraphs: <u>Proof of receipt of a Caltrans Encroachment Permit shall be submitted with the Final Public Improvement Plans for review and approval by the City of Lompoc.</u> Supporting Documentation: Revised FEIR, pages 4.12-33 and 4.12-34, mitigation measure TRANS-1.2c
TRANS-3.1, page 143, Requirements & Monitoring, 1st paragraph: Revised project site internal street design specifications, including roundabouts and sidewalk widths, shall be included in the Burton Ranch Specific Plan.	Revise to read: Revised project site internal street design specifications, including roundabouts and sidewalk widths <u>and the roundabout public education program</u>, shall be included in the Burton Ranch<u>'s</u> ~~Specific Plan~~ <u>Circulation and Infrastructure</u>

	Plan. Supporting Documentation: Revised FEIR, pages 4.12-45 and 4.12-46, mitigation measure TRANS-3.1 and Revised FEIR List of Revisions, page 11
TRANS-3.2d, page 144: In the event that an agreement is reached between the applicant and the Lompoc Unified School District to transfer property in Land Use Area 5 for the construction of a school, the Street C or D/Harris Grade Road intersection access shall be signalized. The applicant shall be responsible for funding the intersection improvement.	Revise to read: In the event that an agreement is reached between the applicant and the Lompoc Unified School District to transfer property in Land Use Area 5 for the construction of a school, the Street C or D/Harris Grade Road intersection access shall be signalized. ~~The applicant shall be responsible for funding the intersection improvement.~~ In the event that an agreement is reached between the applicant and the LUSD but the school is not built by residential project buildout, the applicant shall provide funds sufficient to complete these improvements. Supporting Documentation: Revised FEIR, pages 4.12-50 and 4.12-51, mitigation measure TRANS-3.2d
TRANS-3.3, page 144, items c and d: The applicant shall provide for the following pedestrian and bicycle traffic improvements consistent with City of Lompoc Public Works Department standards: Harris Grade Road a. A sidewalk or paved trail along the entire west side of Harris Grade Road project site frontage to the Street D intersection. b. Improvements at the Harris Grade Road/State Highway 1 intersection to provide for safe pedestrian crossing from the southeast intersection corner to the northwest intersection corner. c. A Class II bike lane along the western side of Harris Grade Road pursuant to the General Plan Circulation Element. **S.H. 1 and S.H. 1/Purisima Road Intersection** d. Extend the existing bike lane on northbound S.H. 1 through the S.H. 1/Purisima Road Intersection, connecting with a new pedestrian/bicycle crosswalk north across Purisima Road, and connecting to a new pedestrian/ bicycle crosswalk spanning Harris Grade Road. 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.	Revise to read: The applicant shall provide for the following pedestrian and bicycle traffic improvements consistent with City of Lompoc Public Works Department standards: Harris Grade Road a. A sidewalk or paved trail along the entire west side of Harris Grade Road project site frontage to the Street D intersection. b. Improvements at the Harris Grade Road/State Highway 1 intersection to provide for safe pedestrian crossing from the southeast intersection corner to the northwest intersection corner. a. A Class II bike lane along the western side of Harris Grade Road pursuant to the General Plan Circulation Element. **S.H. 1 and S.H. 1/Purisima Road Intersection:** d. Extend the existing bike lane on northbound S.H. 1 through the S.H. 1/Purisima Road Intersection, connecting with a new pedestrian/bicycle crosswalk north across Purisima Road, and connecting to a new pedestrian/ bicycle crosswalk spanning Harris Grade Road. 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. Supporting Documentation: Revised FEIR, pages 4.12-51 and 4.12-52, mitigation measure TRANS-3.3
UTIL-4.1a, page 145, Requirements & Monitoring	Add the following language after the 2nd paragraph: The City of Lompoc Community Development Department, Public Works Department, and City Solid Waste Superintendent shall review the Construction and Demolition Waste Management Plan, preliminary and final grading plans, final construction plans, tentative maps, Parcel Map and/or Final Map, and Public Improvement Plans to ensure the recycling specifications are noted on approved plans. Supporting Documentation: Revised FEIR, pages 4.13-12 and 4.13-13, mitigation measure UTIL-4.1a
	Revise all Specific Plan references of Final EIR or FEIR to Revised Final EIR or Revised FEIR. Supporting Documentation: Revised FEIR, Cover pages. This distinction is required because the Final EIR dated May 2004 was circulated to the public. The Revised Final EIR replaces the Final EIR in its entirety.