

ORDINANCE NO. 1520(06)

**AN UNCODIFIED ORDINANCE OF THE CITY OF LOMPOC
APPROVING A DEVELOPMENT AND ANNEXATION
AGREEMENT BY AND BETWEEN HARRIS GRADE PARTNERS,
LP; PATRICK J. McCARTHY and BRIDGET M. McCARTHY;
DONALD M. JENSEN and LYNN D. GRAY; LOMPOC RANCH
JOINT VENTURE; JOE A. SIGNORELLI JR.; ADAM PETER
SIGNORELLI; GUS TOM SIGNORELLI; THE TOWBES GROUP,
INC.; AND THE CITY OF LOMPOC**

THE CITY COUNCIL OF THE CITY OF LOMPOC HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS. The City Council of the City of Lompoc hereby finds that the Development and Annexation Agreement by and between Harris Grade Partners, LP; Patrick J. McCarthy and Bridget M. McCarthy; Donald M. Jensen and Lynn D. Gray; Lompoc Ranch Joint Venture; Joe A. Signorelli, Jr.; Adam Peter Signorelli; Gus Tom Signorelli; the Towbes Group, Inc.; and the City of Lompoc (“Development Agreement”), pertaining to the portion of the Burton Ranch Development (“the Project”) identified as Santa Barbara County Assessor’s Parcel Numbers 097-250-002, 097-250-005, 097-250-040, 097-250-050, 097-250-051, 097-250-062, and 097-250-069:

A. Is consistent with the objectives, policies, land uses, and programs specified in the City’s General Plan;

B. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area of the Project, nor detrimental or injurious to property or persons in the general neighborhood thereof, nor to the general welfare of the residents of the City as a whole;

C. Will not adversely affect the orderly development of property or the preservation of property values;

D. Will provide to City \$1,500 per residential unit to supply City with supplemental funding to operate and maintain public facilities dedicated to fire protection, police protection, and library services, consistent with mitigation measures PS-2.1.1, PS-4, and PS-6.1 of the Project’s Revised Final Environmental Impact Report; and

E. Will provide additional benefits to the City, to wit:

i. Development of the Property with high quality residential units that will assist in supporting a stable employment and retail customer base for the City;

ii. Supplementary funds for the maintenance and operation of needed public facilities for the Property and for the City as a whole;

iii. Construction of transportation improvements that are located within State of California jurisdiction and thus outside the City's permit jurisdiction;

iv. Improvement of the access to the Property and transportation circulation in the Wye area;

v. Avoidance of piecemeal development by master planning of a large contiguous area in lieu of individual property owners seeking development project approvals;

vi. Coordination of development policies for Burton Ranch that will result in a high quality, aesthetically pleasing development pattern;

vii. Development standards in the Specific Plan that are appropriate for the Wye's semi-rural environment;

viii. Comprehensive environmental review of all potential development in Burton Ranch to insure that impacts that could result from development of separate properties are considered as a whole and mitigated appropriately;

ix. Creation of a "sense of place" for Burton Ranch that has its roots in Lompoc's early development history;

x. Creation of employment opportunities in the construction trades over the extended period of project development; and

xi. Consistency with Government Code Sections 65864 through 65869.5.

SECTION 2. The City Council hereby approves the Development and Annexation Agreement and directs the City Administrator to execute the Agreement on behalf of the City of Lompoc within ten days after the effective date of this Ordinance.

SECTION 3. The City Clerk shall cause the Agreement to be recorded with the Santa Barbara County Recorder not later than ten days after its execution.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and cause publication once in a newspaper of general circulation.

SECTION 5. This Ordinance is effective on the thirty-first day following its adoption.

ADOPTED by the City Council at its duly convened regular meeting on _____
_____, 2006, by the following electronic vote:

AYE: Councilmember(s):

NO: Councilmember(s):

Dick DeWees, Mayor
City of Lompoc

ATTEST:

Donna N. Terrones, City Clerk
City of Lompoc

[Attachment: Exhibit A - Development and Annexation Agreement](#)