

Purisima Hills Project Summary

BACKGROUND

PXP acquired approximately 3,700 acres known as the Lompoc Surface through a merger with Nuevo Energy Company in 2005. Nuevo acquired the property through two separate acquisitions from Union Oil of California in the early and mid-nineties. The property has long been in oil production, and also serves as the processing center for Platform Irene, an offshore production facility. Existing agricultural leases also exist on a portion of the property. Of the total 3,700 acres owned by PXP, approximately 804 acres, referred to as the "project site" predominantly located on the west side of Harris Grade Road, is the least impacted by historical oil production and is now being considered for development. The project site is illustrated on the aerial photograph, "Exhibit 1." The remainder of the property owned by PXP will remain exclusively in oil production with the exception of some existing agricultural leases, which will remain in place.

SITE CHARACTERISTICS

The project site is located approximately 3 miles north of the existing Sphere of Influence, General Plan Urban Limit Line, and City limits of the City of Lompoc. The project site is served by Harris Grade Road, which extends from the project site southerly to the City of Lompoc. The Burton Mesa Ecological Reserve abuts the project site on the south, north and west. The project site is located approximately ¼ mile north of the nearest residence within the community of Vandenberg Village and one mile northwest of the Mission Hills residential community. The remaining active oil fields operated by PXP surround the project site on the north, west and east.

The project site contains a number of abandoned wells and partially abandoned wells as well as a few producing and water injection wells. As part of the development of the proposed project, one producing well and one water injection well will remain within the project site and will be visually buffered from the development areas. The project site also contains pipeline infrastructure supporting both Platform Irene production and lines that serve the operations on the west side of Harris Grade Road. On the east side of Harris Grade Road the Lompoc Oil and Gas Plant processes both natural gas and crude oil produced from Platform Irene. Other public utilities exist within the project site within easements to be relocated as part of the project.

Several studies have been prepared for the project site, including biological and botanical surveys, Phase I and Phase II site assessment studies, soils and geological studies, topographical surveys, agricultural assessments, traffic studies and a cultural resource assessment to evaluate the constraints and opportunities associated with the property. The conclusions of these studies have provided defined areas to be maintained as permanent open space and areas suitable for development. Exhibit 2, "Site Opportunities and Constraints" illustrates the major topographic and natural features found on the project site.

The California Department of Conservation designates the project site as "Grazing Land" and "Other." There are no designated "Farmlands of Local Importance" within the boundaries of the project site. Designated "Farmlands of Local Importance" occur outside the boundaries of the

project site on the west. A copy of the State Farmlands Map for the project site is included as Exhibit 3, "Important Farmlands Map."

The project site rises gently up from the south from the lowest elevation of approximately 570 feet to a more moderate rise to the hills and ridgelines to the highest elevation of approximately 1200 feet. The highest elevations form the backdrop to the City of Lompoc. Harris Grade Road is at grade with the project site in the southern reaches and rises above the project site as it extends north. Forests of Bishop Pine trees are located in the northern reaches of the property and will remain largely untouched.

The project site contains many viable stands of healthy oak trees on unique topographical features located throughout the project site, the majority of which will remain untouched. Three major drainages extend north and south through the property. Over two thirds of these drainage areas will be retained in a natural condition. The major drainage system through the project site, Davis Creek, will be incorporated into the open space system. A public hiking trail of approximately one mile in length will be developed within Davis Creek with a potential connection to the Burton Mesa Ecological Reserve, in the event public access is permitted to this area.

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CAMARILLO SANTA BARBARA SANTA MARIA LAMOSTER
16540 01 16540-site conditions.dwg



SCALE: 1" = 3000'

——— PVI PROPERTY (3,700 ACRES)
——— PROPOSED PROJECT SITE (604 ACRES)

LEGEND

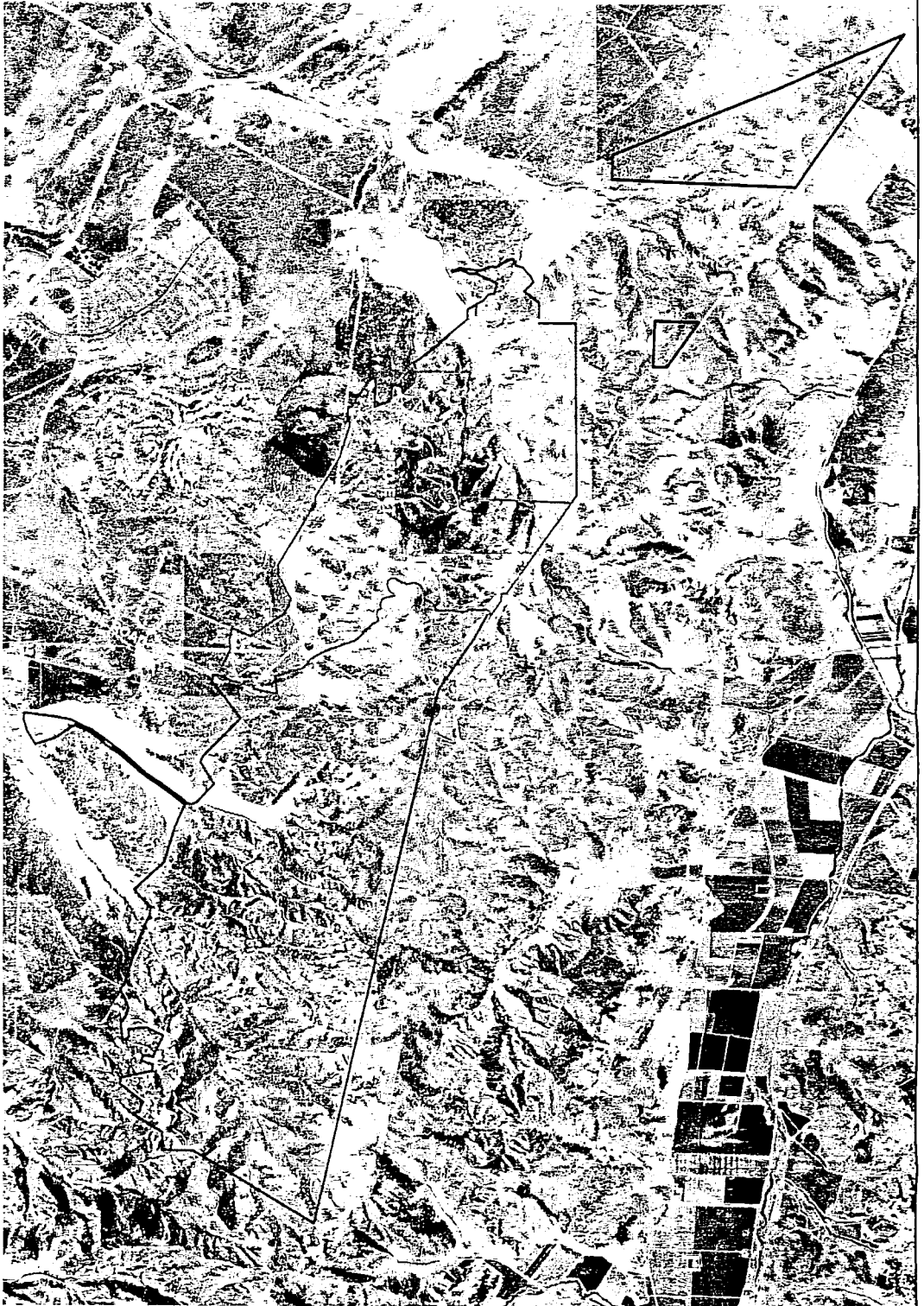


EXHIBIT # 1A
AERIAL PHOTO
(ORTHOPHOTO OF 3,700 ACRE PROPERTY)
DCT. 26, 2005

APN #
097 550 018
PORTION OF 099 010 050
PORTION OF 097 500 010

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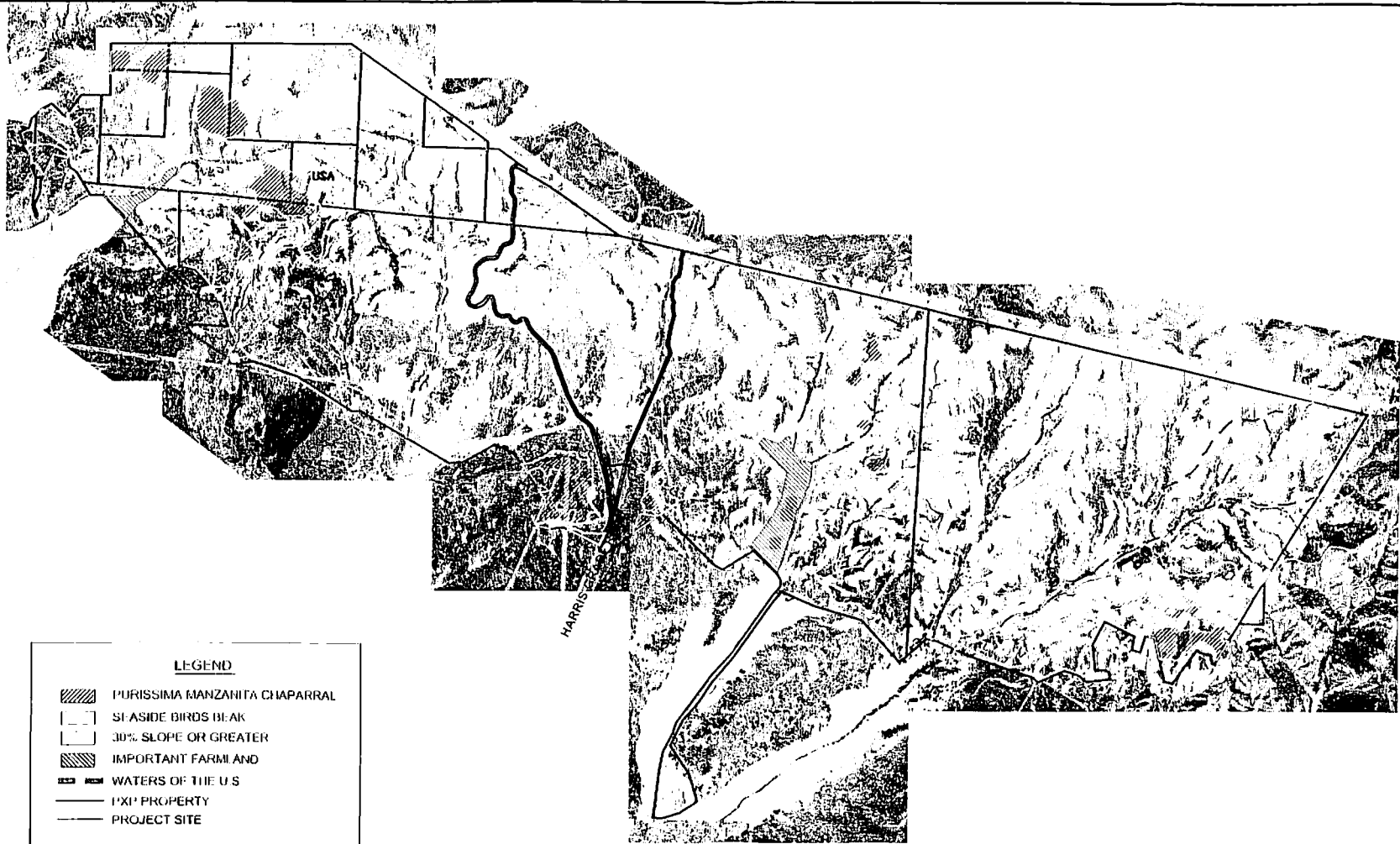


SCALE 1" = 1,000'



EXHIBIT # 1B
AERIAL PHOTO
(ORTHOPHOTO OF 804 ACRE PROJECT SITE)

OCT. 26, 2005



LEGEND

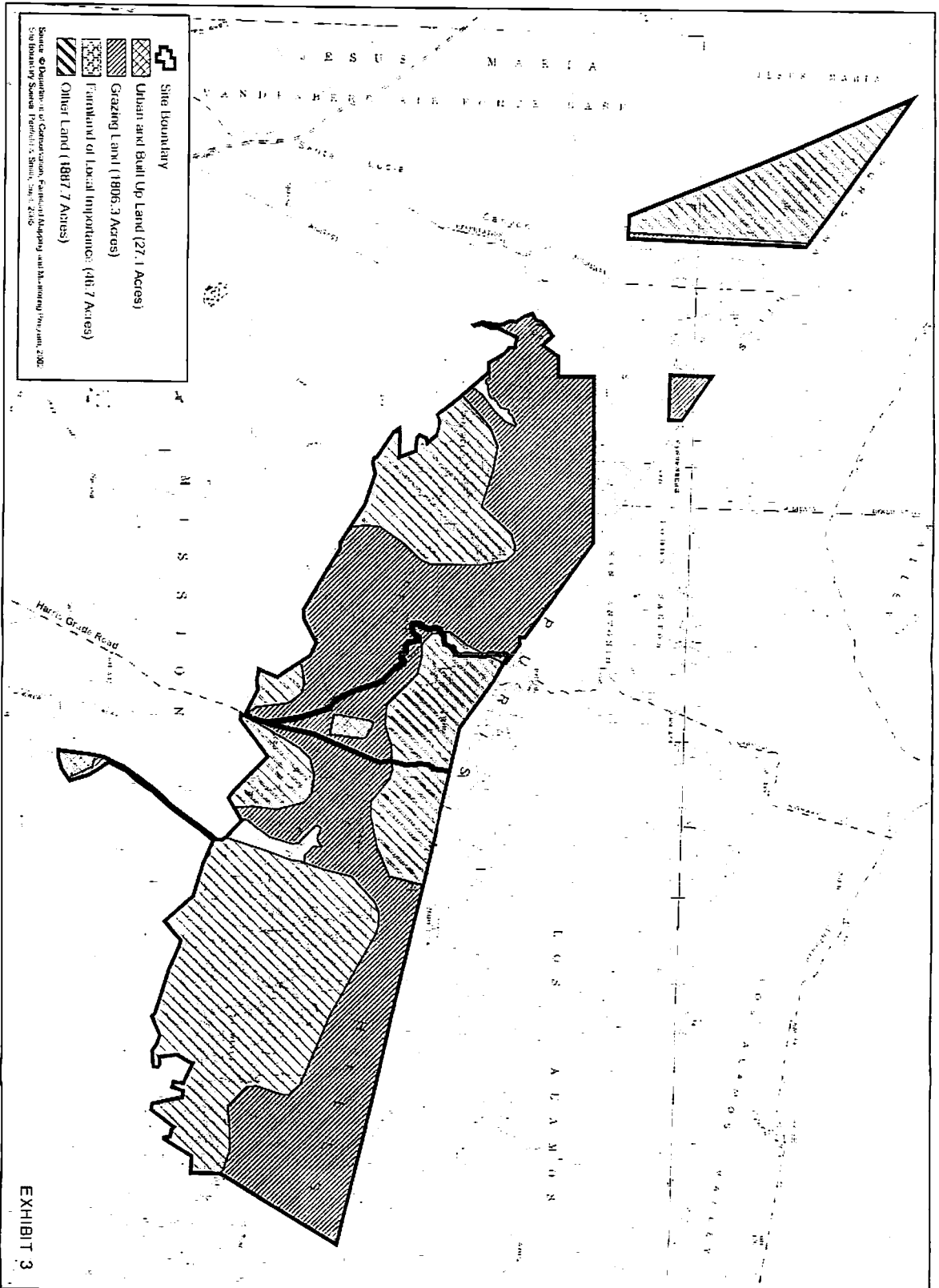
- PURISSIMA MANZANITA CHAPARRAL
- SEASIDE BIRDS BEAK
- 30% SLOPE OR GREATER
- IMPORTANT FARM AND
- WATERS OF THE U.S.
- PIXI PROPERTY
- PROJECT SITE

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SCALE: 1" = 2000'

EXHIBIT # 2
SITE OPPORTUNITIES
AND CONSTRAINTS
 OCT. 26, 2005



Important Farmland Status Map - Purisma Hills Project
 Santa Barbara County, CA

EXHIBIT 3

PROJECT PROPOSAL

A land use concept was developed for Purisima Hills based upon the physical characteristics of the site with the retention of major geographical features and natural open space as the defining priority. The Purisima Hills land use concept preserves the existing ridgelines that form the backdrop to the City of Lompoc. The plan prioritized the preservation, in place, of existing stands of healthy oak trees, particularly where they are currently visible from Harris Grade Road. The land plan preserved the majority of the existing Bishop Pine forest. A habitat restoration and mitigation plan will be developed for impacts to both the Bishop Pines and the oak trees as may be necessary. The Purisima Hills land use plan preserves over two thirds of existing drainage courses and provides for a public trail system alongside the preserved Davis Creek ephemeral drainage running through the center of the property. Farmlands of local interest located outside of the boundaries of the project site to the west were left untouched and buffered from the proposed development. Open space areas along Harris Grade Road and the southern property line provide a visual and physical buffer to the residents of Vandenberg Village and the general public from the proposed development.

Approximately 378 acres, or 47% of the project site, will be maintained as open space. Approximately 426 acres, or 53% of the project site, are proposed for development. The highest most elevations and slopes found within Purisima Hills will remain in permanent open space. Residential land uses are proposed within lower elevations, as well as transitioning to some slopes within higher elevations while remaining well below the upper slopes and elevations. The land use concept for Purisima Hills is illustrated in Exhibit 4, "Land Use Concept" and summarized below.

Land Use	Approximate Gross Acres
Residential (1)	364
Open Space	378
▪ <i>Natural Open Space</i>	283
▪ <i>Parks/Trails</i>	77
▪ <i>Public Use</i>	18
Collector Streets	60
Fire Station Site	2
TOTAL	804

(1) Includes 12 acres for a school site. The exact location and configuration of the school site will be determined in conjunction with the Lompoc Unified School District.

a. Residential Land Use

Residential land uses comprise approximately 364 acres including 12 acres to be designated for possible development of an elementary school. Residential land uses will include homes ranging from single-family attached residences to large custom lots of over five acres. It is anticipated that approximately 1300 homes could be developed within the residential areas of Purisima Hills. The site will be graded to maintain existing landforms to the extent possible, and take advantage of panoramic views to the west and south across Vandenberg Air Force Base to the Pacific Ocean. The master planned community will have a master Home Owner Association with individual associations to serve the separate neighborhoods. Master and Individual Association Covenants, Conditions, and Restrictions (CC&R's) will guarantee the architectural integrity of the homes and the neighborhoods.

The project will provide 10% of the total developed residential units, approximately 131 residential units, as work force residential units consistent with City of Lompoc requirements for affordable rental rates and/or sales pricing. These units will contribute to the City's overall affordable housing stock and will help the City to achieve its state mandated affordable housing goals.

b. Open Space

Approximately 378 acres will be reserved as open space. The open space plan for Purisima Hills consists of natural open space, parks, trails and a public use area. The project site contains stands of mature oak trees on prominent geographical features and a natural streambed which will be incorporated into the open space plan. Open space areas will be served by a connecting trail system forming a greenbelt through the community. Approximately 283 acres of open space within the project site will be preserved as natural open space within the hillsides, ridgelines and canyons. Approximately 77 acres of open space will be provided in the form of parks and trails. Approximately 18 acres will consist of a public use area for development of a recreational amenity identified by the City. The following describes the open space plan for Purisima Hills.

Parks and Public Use Area

Public parks and a public use area will be provided within Purisima Hills for the benefit of the entire Lompoc community. Passive parks are distributed throughout the community designed for hiking and picnics and will preserve natural features such as stands of oak trees, natural terrain and views. Neighborhood pocket parks of varying sizes will be provided within all residential neighborhoods for residents to walk to and enjoy passive recreational activities. The approximately 19 acre site reserved for development of active public uses will be utilized for playing fields or for a recreational amenity identified by the City.

Trails

The proposed project includes the development of recreational trails connecting parks and residential areas creating an extensive natural greenbelt

through the community. These trails are designed to ultimately connect to the Burton Mesa Ecological Reserve for use in the event public access to the Reserve is approved by the State of California Lands Commission. The trail system will include a connection from the headwaters of Davis Creek to the Burton Mesa Ecological Reserve. Information kiosks will be installed along the recreation trail describing points of natural interest and the environment in and around the project.

Natural Open Space and View Parks

Approximately 282 acres will be preserved as permanent open space. Natural features including stands of oaks, natural drainage courses, hillside areas, ridgelines, and Bishop Pine forests will be preserved within Purisima Hills as permanent open space. View parks will be provided throughout the community at strategic points along roadways and adjacent to open space providing a setting for passive enjoyment of vistas surrounding the project.

c. Fire Station

An approximately two-acre site will be provided adjacent to Harris Grade Road for development of a fire station to be improved in accordance with fire district specifications. Development of a fire station at this key location will allow a rapid response time for fire protection personnel to serve the project.

d. School Site

The proposed project will provide up to 12 acres that could accommodate the development of an elementary school within the project. The exact location and configuration of the school site will be determined, following State Guidelines, in conjunction with the Lompoc Unified School District. This school will primarily serve the elementary school needs of the Purisima Hills community.

e. Circulation and Access

Purisima Hills will have primary and secondary entrances from Harris Grade Road. The project will be served by a network of collector streets designed to speeds to encourage drivers to proceed slowly and will offer view opportunities along the length of the roadways. Collector streets will follow existing oilfield roadways to minimize the grading of new roads. Grading of roadways will not impact ridgelines and will conform to the natural landform of the site wherever possible. The Purisima Hills roadway system will be designed to standards over and above the City of Lompoc public street standards for collector streets.

f. Infrastructure and Services

Infrastructure and public services for the project will be developed as part of the project. There are several feasible options to provide sewer and wastewater treatment. The preferred option for sewer service is on-site pre-treatment through development of a package wastewater pre-treatment plant to be maintained either by the City, or a special district formed for the Purisima Hills project and funded through an assessment paid for by the homeowners with no impact to the City of

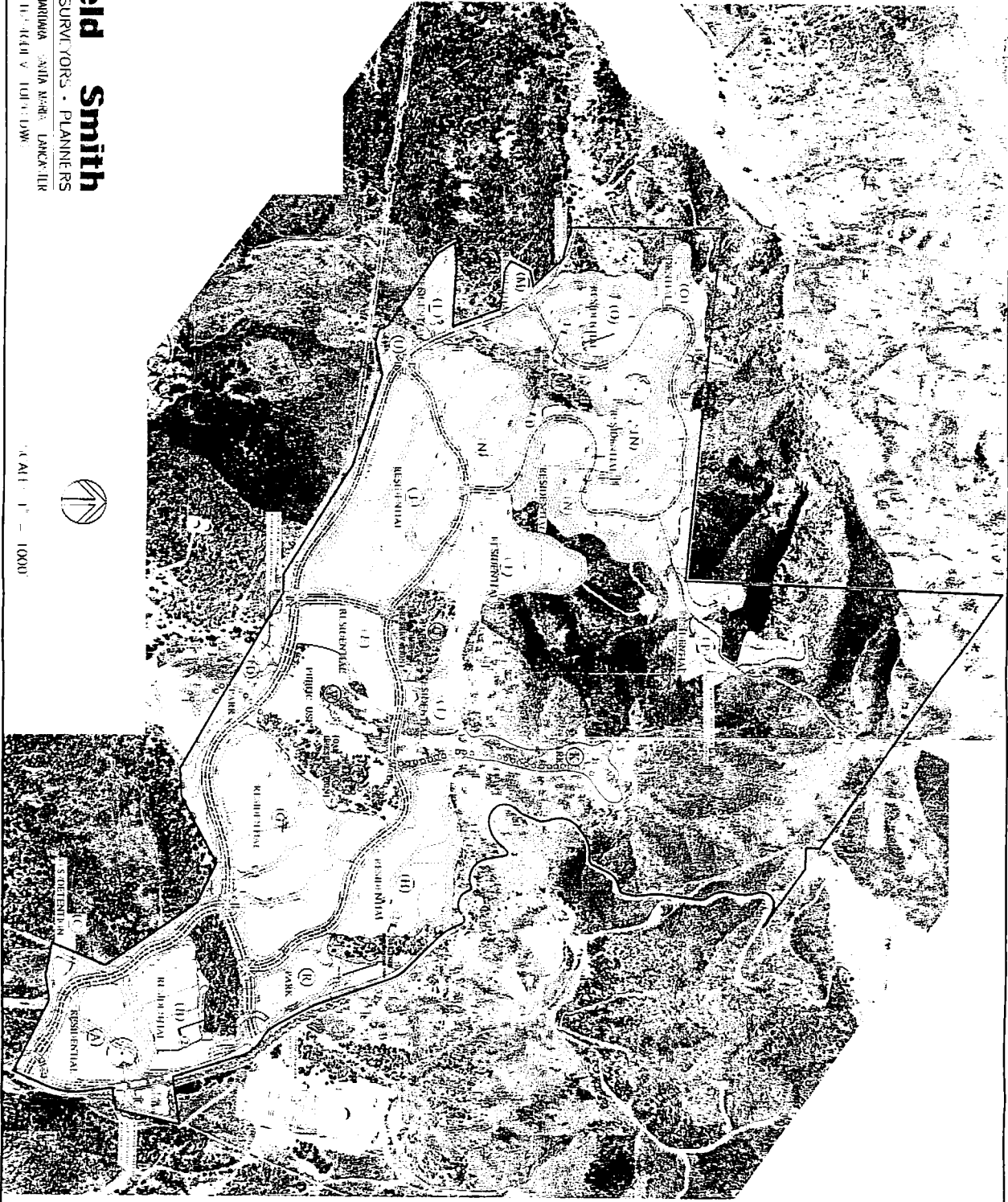
Lompoc. If necessary, the new development could provide complete wastewater treatment with a comprehensive wastewater treatment package plant.

Another option is connecting directly to existing infrastructure, which is adequately sized or improved as necessary, to serve the development. The City's existing wastewater treatment plant has available capacity. It is anticipated that wastewater generated from the project could utilize a portion of the available capacity, and that if the project utilizes an on-site package plant for pre-treatment of effluent the effective capacity utilized could be reduced.

There are also a number of feasible options for providing water to serve the proposed development. Purisima Hills will provide its own water sources. PXP, in conjunction with the services of a reputable local hydrogeologist, is performing a comprehensive study to prove the availability of adequate groundwater supply to serve the development. The current proposal is to provide water utilizing onsite water wells. In addition to the wells located within the project site, PXP has considerably greater water rights outside the boundary of the project site, which could also be utilized for the Purisima Hills development. PXP is also exploring procurement of other supplemental water sources, such as purchasing Central Coast Conduit rights that might be exchanged for additional Lake Cachuma (Bradbury Dam) releases.

Discussions will also be held with both the Mission Hills and Vandenberg Village Community Services Districts for both water and sewer services. Improvements will be required for any options, including onsite water storage reservoirs and pump stations.

Other public facilities to be provided as part of the project include provision of an approximately 2-acre site for a fire station, which will be developed pursuant to fire department specifications, and an approximately 12 acre site for an elementary school. In addition to the facilities provided within the project site for public services, the development will contribute appropriate fees for police, library, parks, schools, and public utilities.



SCALE 1" = 1000'



CONTINUED OIL OPERATIONS

On the east side of Harris Grade Road the Lompoc Oil and Gas Plant processes both natural gas and crude oil produced from Platform Irene. Within the Purisima Hills project site all but two oil wells will be abandoned, and the soils associated with the historical oil production will be remediated to standards acceptable to the County of Santa Barbara and the City of Lompoc for residential development. Phase One and Phase Two Environmental Site Assessments recently completed on the property have defined both the constituency and extent of the historical contamination. The development of Purisima Hills will relocate the existing high pressure gas pipeline to a more western and northern alignment, significantly removing both the planned community and Vandenberg Village from any potential exposure in the event of a leak or explosion. Various remaining infrastructure pipelines associated with the remaining oil production will be relocated so they do not interfere with the development.

PROJECT FINANCING

Construction of public improvements including all infrastructure to serve Purisima Hills will be financed by the development. Potentially, the formation of special districts such as a Mello-Roos Community Facilities District, special assessment districts, or benefit assessment districts for improvements such as storm drains and street lighting, may be considered. Establishment of a district would enable the City to levy a special tax and to issue bonds for the financing of improvements and/or services. Among the facilities that potentially could be financed are schools, drainage facilities, utilities, street improvements and other infrastructure and related facilities. Assessments would only affect the properties within the district boundaries. Debt service incurred by these assessments would be paid by landowners or homeowners of the properties located within the district boundaries. City Council approval is required for the establishment of all special district-financing mechanisms.

ENTITLEMENTS REQUIRED

The project site is located approximately 3 miles north of the existing City limits of Lompoc in the unincorporated area of Santa Barbara County outside of the City of Lompoc existing Sphere of Influence and Urban Limit Line. The project site has a County General Plan land use designation of Agriculture (A-II) and a zoning district classification of Unlimited Agriculture ("U").

PXP will submit applications for approval of a General Plan Amendment to change the land use designation of the project site from "A-II" to a designation suitable for the project and to change the zoning district from "U" to "Specific Plan". As part of the project, PXP will submit applications requesting that the City amend its sphere of influence (SOI) line and urban limit line to include the project site. LAFCO is the state approved entity charged with the responsibility of approving the amendment to the City's SOI and the annexation of unincorporated land into municipalities. If the City approves the request by PXP for an expansion of the SOI, the City would then submit applications to LAFCO to expand their sphere of influence to include the project site.

PXP will prepare a Specific Plan for approval by the City. When approved, the Specific Plan will govern the development of residential land uses and establish an infrastructure and public services plan for the project site. The Specific Plan will contain a comprehensive set of design guidelines and development regulations to guide and regulate the architectural character and quality of the development, the quality and design of the community streetscapes, entries, parks, public landscaping and lighting.

The Specific Plan will also serve as the pre-zoning for the project site consistent with LAFCO requirements. Applications for approval of subdivision maps are anticipated for submittal concurrently with the Specific Plan. A Development Agreement will confirm the rights and obligations of the parties in respect to the Specific Plan and other entitlements.

The City will prepare an Environmental Impact Report (EIR) for the proposed project in accordance with California Environmental Quality Act (CEQA) Statutes and Guidelines. In accordance with City policy, the costs of preparation of the EIR will be borne by the project applicant, PXP.

PROPOSED SOI EXPANSION AREA

The city is currently reviewing a proposal to amend the SOI and urban limit line to include the proposed 149 acre "Wye" development located approximately 2 miles south of the project site, bounded by Harris Grade Road on the east and State Highway 1 on the west adjacent to the City's current boundary, sphere of influence line and urban limit line. Approval of the Wye project will extend the city limits to within approximately 2 miles of Purisima Hills.

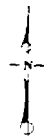
PXP proposes that the SOI line and Urban Limit Line be extended north from the boundaries of the "Wye" project site along Harris Grade Road and including, at a minimum, a land area approximately 300 feet on either side of the center line of Harris Grade Road, located within the Burton Mesa Ecological Reserve, to the southerly boundary of the project site. PXP will work with the State Lands Commission, the management entity for the Burton Mesa Ecological Reserve, to include this area and any additional acreage identified as suitable by the State Lands Commission as part of the SOI and Urban Limit Line expansion. The proposed expansion area is illustrated on Exhibit 5, "Proposed SOI Expansion Area".

The proposed SOI expansion area would not abut the boundaries of Vandenberg Village or Mission Hills. These communities are not considering initiation of annexation proceedings. In order for these communities to be annexed to the City, a majority of the registered voters in each of these communities would be required to vote in support of such an action.



LEGEND

- SPHERE OF INFLUENCE
- - - SPHERE OF INFLUENCE AREA ADDITION FROM LINE PROJECT
- PROPOSED ANNEXATION LIMITS



**EXHIBIT # 6
PURISIMA HILLS
PROPOSED SPHERE OF
INFLUENCE EXPANSION AREA**

OCT. 26, 2006

DATE OF AERIAL PHOTOS: 11/02/98

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PXP

PLANNING EXPANSION PROJECT OF
 THE PURISIMA HILLS, CITY OF
 SAN DIEGO, CALIFORNIA

PROJECT BENEFITS

As part of the City of Lompoc, Purisima Hills will offer several benefits to the community as described below.

- **New Housing Opportunities**

The project will provide 10 percent of the total units, approximately 131 units, as work force housing at affordable sales or rental rates helping the City to meet the affordable housing goals as outlined in the General Plan Housing Element. The project will provide significant opportunities for development of executive level housing through a mix of single family detached residential housing types on lots ranging in size from approximately 7,000 square feet to 5 acres as well as housing for first time and move up buyers.
- **Additional Tax Revenues**

The project will contribute significantly to the City's tax base through generation of new property tax revenues resulting from sales of new homes. Increased sales tax revenues will also occur resulting from the need by new residents to purchase goods and services within the City of Lompoc.
- **Participation in New School Improvements**

As part of the Purisima Hills project, a 12 acre site will be reserved for a new elementary school. In addition to working with the school district toward development of the school site, the project developer will also contribute required school fees for district wide school improvements identified by the Lompoc Unified School District.
- **Project Public Improvements and Facilities**

The project will "pay its own way" in regard to construction and maintenance of infrastructure through developer funded improvements and the establishment of public financing districts to pay for installation of infrastructure and development of parks, trails and significant open space within the project. This development may provide a significant opportunity for the City to expand its enterprise fund utilities such as sewer, water, electrical, and hi-speed internet service.
- **Preservation of Natural Open Space and Scenic Ridgelines**

Approximately 283 acres will be preserved as natural open space. Project development will avoid significant topographic or biological features unique to the project site. Scenic ridgelines forming the backdrop to the project site, a significant number of existing stands of oak trees and a majority of the existing Bishop Pine forests, located in the northern reaches of the project site, will remain untouched by development. Over two-thirds of the natural drainage courses and ravines within the project site will be preserved. The project will provide for on-site mitigation for potential impacts to any biological and/or botanical species of concern.
- **New Public Parks and Trails**

Purisima Hills will provide approximately 77 acres of new public parks and public use areas. Passive parks, designed to preserve natural features such as stands of oak trees, natural terrain and views, will be developed for picnics and hiking. Approximately 18

acres will be reserved for development of active public uses such as playing fields or for a recreational amenity identified by the City. Neighborhood pocket parks of varying sizes will be provided within all residential neighborhoods for residents to walk to and enjoy passive recreational activities.

New multi use trails will be developed throughout the project within the public right of way of streets and through the public open space network. Recreational trails will be developed connecting parks and residential areas forming an extensive natural greenbelt throughout the community. These trails will be designed to ultimately connect to the trails proposed by the State of California within the Burton Mesa Ecological Reserve creating an extensive system of public access to open space for the community.

- **Participation in Existing City Park Improvements and Capital Improvement Programs**

In addition to the public parks and open space areas to be provided to the community as part of the development of Purisima Hills, the project may contribute park fees to the City of Lompoc for improvements to sports fields and community parks more accessible to the downtown area. As part of the project, upgrades to Harris Grade Road will be implemented and the project will contribute its fair share toward other city capital improvement projects.

- **Oilfield Remediation and Accommodation**

The development of Purisima Hills will facilitate the cleanup of a major portion of a one hundred year old oilfield. Historical oilfield wastes will be removed from the site and all but two of the oil wells within the development boundaries will be abandoned, or re-abandoned. Remaining equipment will be modernized and new flow lines will be installed. Existing infrastructure lines serving both the Lompoc Oilfield and Platform Irene will be replaced with new lines and relocated. Existing lines transporting product under pressure will be relocated from the development area to a more northerly location, further removed from both the Burton Mesa Ecological Reserve and existing and future homes in Vandenberg Village. Additional safety measures will be put in place at the Lompoc Oil & Gas Plant. The entry to the Lompoc Oil & Gas Plant will be relocated, and screening techniques will be used along Harris Grade Road to further reduce any visual impact from the facility.

LAFCO SPHERE OF INFLUENCE POLICIES

LAFCO policies allow for periodic review of SOI determinations to be made approximately every five years. When making SOI determinations LAFCO generally applies the following policy guidelines while also taking into account local conditions and needs. A discussion of these policy guidelines is provided below.

Policy 1.

The plans and objectives contained within the adopted General Plans of the cities and the county will be supported. In cases where these plans are inconsistent, the Commission will adopt findings relative to its decision.

The Specific Plan prepared for Purisima Hills will be consistent with applicable City of Lompoc General Plan policies as outlined in the various elements of the General Plan. Specifically, the development of Purisima Hills will contribute housing stock to help the City meet its affordable housing goals as stated in the General Plan Housing Element.

Policy 2.

Community-centered urban development will be encouraged wherever justified on the basis of reduced cost of desired levels of community service, energy conservation, and preservation of agricultural and open space resources.

Purisima Hills will be a community centered urban development. All infrastructure and development costs will be borne by the development. Approximately 378 acres, or 47% of the project will be comprised of open space. The project will provide connections to trails proposed within the Burton Mesa Ecological Reserve. Significant areas of biological resources and natural streambeds will be maintained in their natural condition. Energy conserving lighting will be incorporated into public places such as parks and streets. Public lighting will utilize “night sky” lighting technology. Streets will be designed in an east/west alignment wherever possible to orient homes in a south facing direction. Water conservation mechanisms will be utilized in the irrigation system for public areas.

Policy 3.

Duplication of authority to perform similar service functions in the same territory will be avoided.

The Purisima Hills development will pay fees to established service providers as part of the project. Duplication of authority to perform services will be avoided.

Policy 4.

Multiple-service agencies will be preferred to a number of limited services districts. In this regard, city provision of multiple services will be preferred where possible because of the substantially broader authority and responsibility to provide services and controls to their constituencies, including land planning controls.

Annexation to the City of Lompoc will provide multiple services to the project site including water, sewer, power, and high speed internet.

Policy 5.

Where possible, a larger single agency rather than a number of adjacent smaller ones, established for a given service in the same general area, will be preferred.

Wherever possible, the development will be annexed into City or adjacent service districts rather than creating separate districts for development services.

Policy 6.

An economically sound base for financing services without including territories which will not benefit from the services will be promoted.

Financing of improvements and services for Purisima Hills will be borne by the development. In the event public financing alternatives are pursued the area assessed and the benefiting area will be limited to the project site. Areas outside the boundaries of the project site will not be included as part of project financing.

Policy 7.

Sphere of Influence lines shall seek to preserve community identity and boundaries and will urge the political and functional consolidation of local government agencies that cross-cut those affected communities.

The community identity of Lompoc will be preserved and enhanced with the implementation of the Purisima Hills project through the provision of expanded recreational opportunities such as new active park areas, public access to open space areas benefiting the City of Lompoc as well as an approximately 19 acre public use site for development of a City identified facility. In addition to the parks and open space provided as part of Purisima Hills, the developer will contribute park fees to assist the City in the upgrade of sports and park facilities located closer to the downtown area. The project will provide 10 percent of the total units, approximately 130 units, for work force housing at sales and rental rates affordable to workers in the community.

Policy 8.

Sphere of Influence lines may be larger or smaller than existing local agency boundaries and may lead to recommendations for changes of organization.

The proposed expanded SOI will only affect the boundaries of the City of Lompoc. Depending upon the alternative selected for sewer and water service, the boundaries of districts providing these services may be reorganized.

Policy 9.

Agencies which do not have major impact upon land, road or capital facilities planning (such as cemetery districts) shall generally have a sphere of influence which is coterminous with their existing jurisdictional boundaries.

This policy is not applicable as the City of Lompoc is an agency with the authority to make land use determinations and to implement road improvements and other capital facilities planning.

Policy 10.

Agricultural resources and support facilities should be given special consideration in sphere of influence designation. High value agriculture areas, including areas of established crop production, with soils of high agricultural capability should be maintained in agriculture, and in general should not be included in an urban service sphere of influence.

The State Department of Conservation designates the Purisima Hills project site as "Grazing Land" and "Other". There are no designated soils of high agricultural capability within the boundaries of the project site.

Policy 11.

The Commission will consider area-wide needs for governmental services and evaluate individual districts serving the areas as they relate to the total system of the existing local government in the community and alternative arrangements.

The approach to annexation of the community considers area-wide needs for governmental services and individual service districts as they relate to the total system of the existing local government in the community. There are no known special considerations warranted as a result of this proposal.

ADDITIONAL INFORMATION

In order to identify a suitable development area within the approximately 804-acre Purisima Hills project site and to avoid areas of environmental concern, PXP has prepared several technical reports as part of the project planning effort. Additionally, a review of the "Burton Mesa Land Plan and EIR" prepared by the State Lands Commission was conducted in order to identify appropriate land uses adjacent to the Burton Mesa Ecological Reserve and to assure that adequate connectivity of open space and trails is planned for as part of Purisima Hills. The following technical studies prepared for the proposed development will be made available to the City upon request.

- Phase One and Phase Two Site Assessments
- Biological/Botanical Resource Survey
- Geohydrology Report
- Soils and Geotechnical Report
- Cultural Resources Survey
- Traffic Analysis
- California Department of Conservation, Farmland Mapping and Monitoring Program