

**LOM 599**

**Central Coast Business Park**

**Vesting Tentative Map**

**Time Extension**

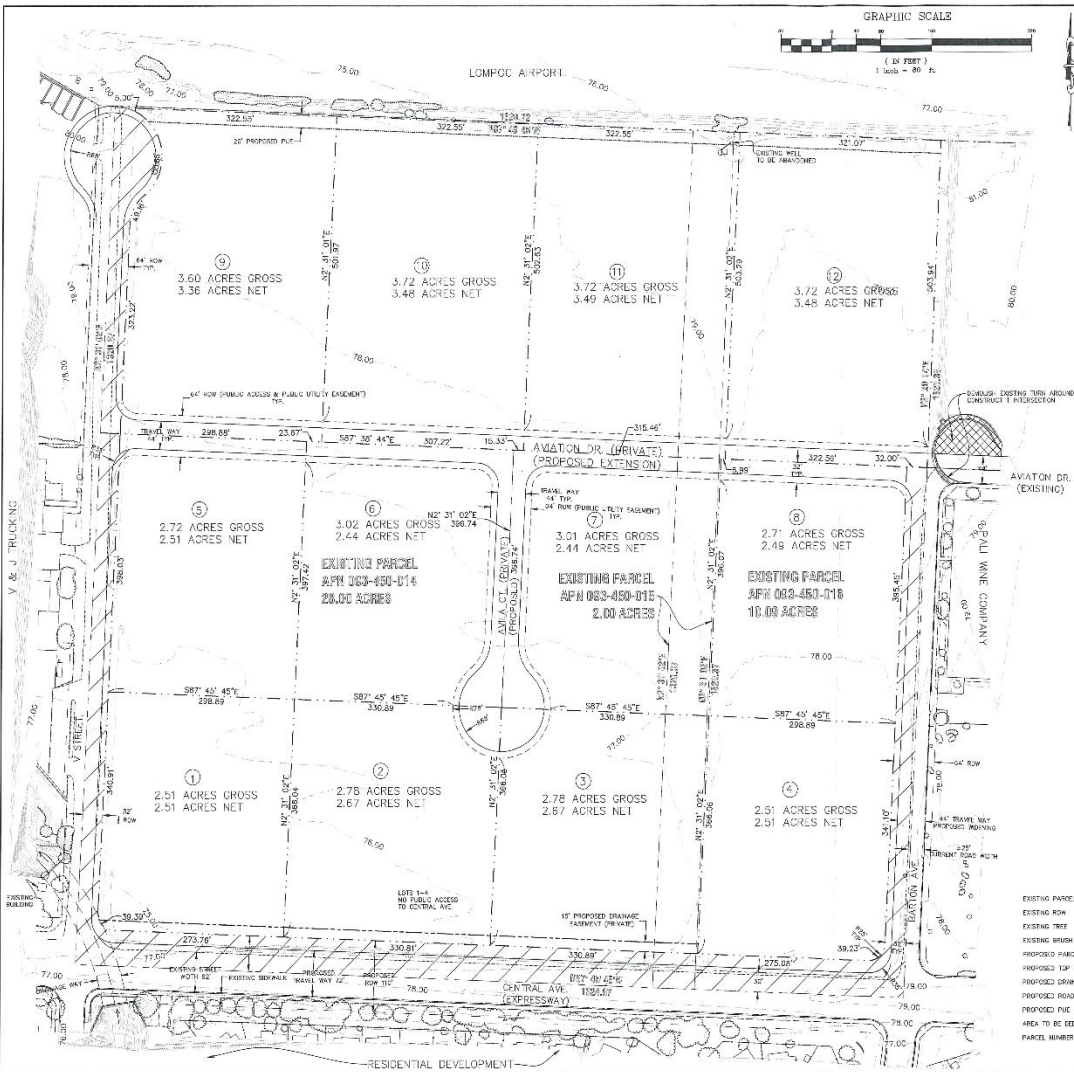
Planning Commission Meeting  
October 9, 2019

# Project Location





# LOM 599



### LEGAL DESCRIPTION:

THAT CERTAIN REAL PROPERTY COMMONLY KNOWN AS LOMFOC RANCH, ASSASSOR'S PARCEL NUMBERS 093-450-014, 093-450-015 AND 093-450-016, (SANTA BARBARA COUNTY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 093-450-014 AND 093-450-015:

THE PORTION OF FARM LOT 25 OF THE SUBDIVISION OF RANCHO LOMFOC AND MISSION MEJA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 45 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF SAID FARM LOT 25; THENCE EAST 15 CHAINS; THENCE NORTH 20 CHAINS; THENCE WEST 15 CHAINS; THENCE SOUTH 23 CHAINS TO THE POINT OF BEGINNING.

PARCEL 450-003-016:

THE PORTION OF FARM LOT 25 OF THE SUBDIVISION OF RANCHO LOMFOC AND MISSION MEJA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 45 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF SAID FARM LOT 25; EAST THEREON 70 CHAINS WEST OF THE SOUTH-WEST CORNER THEREOF; THENCE WEST ALONG SAID SOUTH LINE 9 CHAINS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID FARM LOT 25 200 CHAINS; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID FARM LOT 25 9 CHAINS; THENCE SOUTH 20 CHAINS TO THE POINT OF BEGINNING.

### PROJECT DATA:

TOTAL SITE AREA: 40.00 ACRES  
APN NUMBERS: 093-450-014, 093-450-015, 093-450-016  
AS PER TOPOGRAPHY PROVIDED BY GOLDEN STATE AERIAL SURVEYS  
CURRENT AND USE: AGRICULTURE  
CURRENT ZONING: BUSINESS PARK (BP)  
CURRENT OWNER: CHAD PRINCE, WARD/DIST: COVINA/15  
CURRENT OWNERS ADDRESS: 480 HAMPSHIRE ROAD, SUITE U WESTLAKE, CALIF. 91391  
PROPOSED 12 LOT'S INTENDED FOR INDUSTRIAL USE

### AUTHORIZED AGENTS CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE AUTHORIZED AGENT OF SAID PROPERTY AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

AGENCY/SERVICE	EVENT	SERVICE PLANNING INTERFERENCE	CONTACT
WATER	CITY OF LOMFOC UTILITIES DEPARTMENT WATER DIVISION	ERIC PELAND	805-879-8704
SEWER	CITY OF LOMFOC UTILITIES DEPARTMENT SEWER DIVISION	DAVE LAMP	805-879-8701
ELECTRICITY	CITY OF LOMFOC UTILITIES DEPARTMENT WATER/TELEVISION	DAVE PETERSON	805-879-8411
NATURAL GAS	SOUTHERN CALIFORNIA GAS COMPANY	BOBBI DALY	805-288-8800
COMMUNICATIONS	VERIZON	MIKE O'NEILL	805-288-7540
CABLE TV	COMCAST	MARCY HAYES	805-238-2851
ROADWAY	CITY OF LOMFOC UTILITIES DEPARTMENT HIGHWAY DIVISION	ROBERT BRADY	805-879-8703
SOLID WASTE	CITY OF LOMFOC UTILITIES DEPARTMENT SOLID WASTE DIVISION	CLAUDIA BROWN	805-879-8703

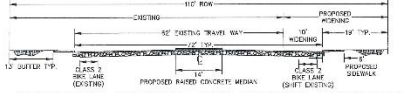
### ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORMS WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

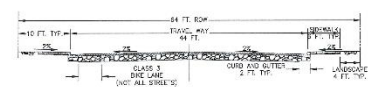
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_



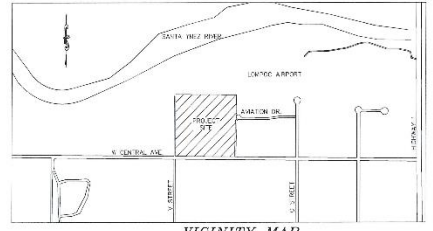
PROPOSED CENTRAL AVE. (MAJOR ARTERIAL) WIDENING - LOOKING WEST  
NO SCALE



TYPICAL PRIVATE COLLECTOR STREET LOOKING EAST OR NORTH AS APPROPRIATE  
NO SCALE

### LEGEND:

- EXISTING PARCEL BOUNDARY
- EXISTING ROW
- EXISTING TREE
- EXISTING BRUSH
- PROPOSED PARCEL BOUNDARY
- PROPOSED TOP FACE OF CURB
- PROPOSED DRAINAGE CASHEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED PUE AREA TO BE ERODED
- PARCEL NUMBER



VICINITY MAP  
NO SCALE

UNDERGROUND SERVICE ALERT  
DIAL 811  
TWO WORKING DAYS BEFORE YOU DIG

CENTRAL COAST BUSINESS PARK  
TENTATIVE TRACT MAP - LOM 599  
APN NUMBERS 093-450-014, 093-450-015, 093-450-016

REV.	DESCRIPTION	DATE	APP.
1			

TARTAGLIA ENGINEERING  
LEVEL ENGINEER  
700 E. Channel Road, Suite E, Covina, CA 91702  
MCGAELIC GROUP

DESIGN: JAS  
DRAWN: JEL  
PROJECT: JMS  
SHEET: 40 SHEETS  
DATE: 8-20-17  
FILE: 4/25/2015

# Map Timeline

Actions	Effective	Duration	Expiration Date
City Approval Date	October 20, 2015	24 months	October 20, 2017
PC Time Extension	October 20, 2017	12 months	October 20, 2018
PC Time Extension	October 20, 2018	12 months	October 20, 2019
Current Request	October 20, 2019	12 months	October 20, 2020
Total		5 years	October 20, 2020

# Staff Recommendation

- Adopt Resolution No. 918 (10) approving LOM 599 Time Extension

OR

- Provide other direction