



PLANNING COMMISSION STAFF REPORT

DATE: October 11, 2023
TO: Members of the Planning Commission
FROM: Cherridah A. Weigel, Assistant Planner
RE: Santa Rita Hills Vesting Tentative Parcel Map (LOM 638)

AGENDA ITEM NO. 2

Planning Commission consideration of the Santa Rita Hills Vesting Tentative Parcel Map to subdivide an 8.79 acre lot into four (4) lots for property located at 300 North Twelfth Street (APN: 099-141-034). This action is categorically exempt pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA) Guidelines.

Scope of Review

The Planning Commission is being asked to consider if the proposed Vesting Tentative Parcel map meets the following:

- Is consistent with the 2030 General Plan;
- If the proposed map is consistent with and meets applicable requirements in Lompoc Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning);
- If the required Findings in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the map.

Staff Recommendation

1. Adopt Resolution No. 986 (23) based upon the findings in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide other direction.

Site Data

1. Property Owner/Applicant: Sep Wolf, Erfolg Properties, Inc
2. Site Location: 300 North Twelfth Street
3. Assessor Parcel Number: 099-141-034
4. General Plan Designations: Business Park (BP)
General Commercial (GC)
5. Zoning Districts: Business Park (BP)
Planned Commercial Development (PCD)
6. Current Site Use: Partially vacant/Wine Warehouse/Tasting
7. Surrounding Zoning/Uses: North – PCD and R2/PD
Vacant (River Terrace project)
South – RA & Industrial / Vacant
East – County of SB / Santa Ynez River
West – PCD & Industrial (Home Depot & Wine Ghetto)
8. Project Site Area: 8.79 acres

Background

On July 7, 2009, the City Council adopted Resolution No. 5569 (09) approving Tentative Parcel Map LOM 582 to subdivide one (1) parcel into four (4) parcels for Mark Hudgens of the Santa Rita Hill Wine Center project. In addition, the City Council also adopted Resolution No's. 5567 (09), 5568 (09), 5570 (09), and Ordinance 1559 (09) on July 7, 2009, to certify the EIR and approve a General Plan Amendment, Zone Change, and Development Plan for the project.

On March 14, 2012, the Planning Commission adopted Resolution No. 714 (12) approving Tentative Parcel Map LOM 593 to subdivide one (1) lot into four (4) lots with minor revisions to the interior lot lines of LOM 582 for Steven Zotovich of the Santa Rita Hills Wine Facility project. On March 14, 2016, the approval for LOM 593 expired.

On June 12, 2019, the Planning Commission adopted Resolution No. 709 (19) approving a Time Extension for Tentative Parcel Map LOM 582 which was still an active map due to automatic State Assembly Bill extensions and the first time extension granted by Planning Commission Resolution No. 868 (17) on September 13, 2017. On July 7, 2021, the approval of LOM 582 expired.

The current map (LOM 638) application was received by the Planning Division on May 8, 2023 for a proposal to subdivide an 8.79 acre lot into four (4) lots for Sep Wolf representing Erfolg Properties, Inc. for the SRHWC Partner LP.

Staff Review & Analysis

The project site is located at 300 North Twelfth Street (Attachment 2) with a proposal to subdivide one (1) parcel to create four (4) parcels as depicted on the Vesting Tentative Parcel Map (Attachment 3). The purpose of this subdivision is to create smaller parcels to allow for more focused and targeted future commercial development.

The proposed Vesting Tentative Parcel Map is in substantial conformance with the two previously approved Tentative Parcel Maps (LOM 582 and LOM 593) and of similar configuration as shown below.

Lot	Size	Zoning	General Plan
1	3.94-acre	Business Park (BP)	Business Park (BP)
2	2.50-acre	Planned Commercial Development (PCD)	General Commercial (GC)
3	0.72-acre	Planned Commercial Development (PCD)	General Commercial (GC)
4	1.37-acre	Planned Commercial Development (PCD)	General Commercial (GC)

Conformance with General Plan

The proposed parcel map is consistent with the existing land use and the General Plan Land Use Designations (BP & PCD) and the stated purpose of these designations. Although no development plan is proposed at this time, the subdivision promotes future infill development and encourages the development of underutilized properties along East Ocean Avenue (Highway 246). The project is also consistent with numerous General Plan Land Use Element Policies (1.7, 3.1, 3.2, 3.3, and 8.9).

Conformance with Zoning Code / Subdivision Ordinance

The proposed parcels would meet development standards set forth in Lompoc Municipal Code Title 17 (Zoning) for the Planned Commercial Development (PCD) and Business Park (BP) Zoning districts and would not create non-conformities. The proposed map also conforms to the provisions for a Vesting Tentative Parcel Map as provided by the Subdivision Map Act and Lompoc Municipal Code Title 16 (Subdivisions). Prior to the development of new buildings or structures on any of the proposed parcels, Architectural Design and Site Development Review by the Commission is required in accordance with Lompoc Municipal Code Chapter 17.512.

Staff Departmental Review / Subdivision Review Board

Section 16.24.030 of the Subdivision Ordinance requires the Subdivision Review Board (SRB) to review Tentative Parcel Maps for conformance with the criteria listed in the Ordinance. The SRB is required to report its findings to the Planning Commission. A Subdivision Review Board (SRB) meeting was held on August 22, 2023, to review the proposed map and discuss the project and review the proposed Draft Conditions of Approval (COA).

In accordance with the Lompoc Municipal Code, the SRB and staff recommend that the Planning Commission adopt Resolution No. 986 (23) and approve the proposed Vesting Tentative Parcel Map (LOM 638) based upon the finding in the Resolution and subject to the attached draft Conditions of Approval. The final map will be reviewed by staff prior to final recordation processing to ensure it is in substantial conformance with the map reviewed by the Planning Commission.

Environmental Determination

The project is categorically exempt from review pursuant to Section 15315, Minor Land Division, of the CEQA Guidelines because (i) the property is in an urbanized area, (ii) it is zoned for residential, commercial, or industrial use, (iii) no variances or exceptions are required, (iv) all services and access to the proposed parcels are available in accordance with City standards, (v) the parcel has not been involved in the division of a larger parcel in the last two years, and (vi) the parcel does not have an average slope greater than 20 percent. Following the Planning Commission's action, a Notice of Exemption will be filed for the project.

Noticing

On September 27, 2023, a public hearing notice was published in the Lompoc Record. In addition, on September 29, 2023, required notices were mailed by US mail to property owners within 300 feet of the site, and a notice was posted at the project site.

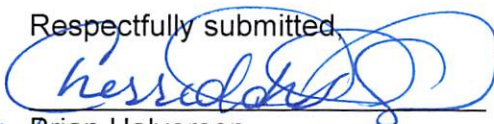
Appeal Rights

Any person has the right to appeal the Planning Commission's action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and the required filing fee of \$257.80.

Attachments

1. Resolution No. 986 (23)
2. Project Vicinity Map
3. Vesting Tentative Parcel Map (LOM 638)

Respectfully submitted,


for Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:


Christie Alarcon
Community Development Director

RESOLUTION NO. 986 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A VESTING TENTATIVE PARCEL MAP (LOM 638) TO SUBDIVIDE A 8.79 ACRE LOT INTO FOUR (4) LOTS LOCATED AT 300 NORTH TWELFTH STREET (APN: 099-141-034)

WHEREAS, the City received an application for the Santa Rita Hills Vesting Tentative Parcel Map to subdivide an 8.79 acre lot into four (4) lots located at 300 North Twelfth Street (APN: 099-141-034) in the Business Park (BP) and Planned Commercial Development (PCD) Zoning Districts; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 11, 2023; and

WHEREAS, at the meeting of October 11, 2023, staff was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 11, 2023, _____ spoke in favor of the project and _____ spoke in opposition of the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the Vesting Tentative Parcel Map, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, as conditioned. Therefore the Planning Commission finds that:

- A. The Planning Commission further finds that the staff analysis provides a basis for the recommendation; therefore, the design and improvements of the proposed subdivision are consistent with the applicable General Plan designation and policies.
- B. The proposed parcels are of reasonable size to support the type of development proposed by the applicant; therefore, the site is physically suitable for the type and density of the development proposed.
- C. The proposed subdivision of land is in compliance with the City's policies and ordinances, as conditioned; therefore, the design of the proposed subdivision and improvements is not likely to cause environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

D. The design of the proposed subdivision of land, as conditioned, will not conflict with easements of record or established by judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision; therefore it can be found that the proposed conditions of approval are necessary to provide adequate access to the public.

SECTION 2: The project is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Division, of the CEQA Guidelines because (i) the property is in an urbanized area, (ii) it is zoned for residential, commercial, or industrial use, (iii) no variances or exceptions are required, (iv) all services and access to the proposed parcels are available in accordance with City standards, (v) the parcel has not been involved in the division of a larger parcel in the last two years, and (vi) the parcel does not have an average slope greater than 20 percent.

SECTION 3: Based upon the foregoing, LOM 638 is approved on October 11, 2023, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of October 11, 2023 by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment

Exhibit A: Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
SANTA RITA HILLS
VESTING TENTATIVE PARCEL MAP (LOM 638)
300 NORTH TWELFTH STREET
(APN: 099-141-034)**

The following Conditions of Approval apply to the Santa Rita Hills Vesting Tentative Parcel Map (LOM 638) for the subdivision of an 8.79 acre lot into four (4) lots for property located at 300 North Twelfth Street (APN: 099-141-034) in the Business Park (BP) and Planned Commercial Development (PCD) Zoning Districts.

Expiration: The Vesting Tentative Parcel Map approval granted by the Planning Commission is valid for twenty-four (24) months from the date of approval and will expire on October 11, 2025. A time extension may be granted pursuant to Lompoc Municipal Code Chapter 16.04.110(B) if the applicant files a written request for an extension prior to the expiration of the map.

I. PLANNING

PLANNING - GENERAL CONDITIONS

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with LMC Sections 1.24.060, 17.104.040, and 17.628.010, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc Municipal Code. In conformity with LMC Section 1.24.010, a violation of the Lompoc Municipal Code is punishable as an infraction, unless specifically declared to be a misdemeanor. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. LMC Section 17.612.030 allows any person to appeal a decision by filing a written notice of appeal with the City Clerk prior to the time the decision becomes final in compliance with LMC Section 17.552.020 or if the decision is not addressed in Section 17.552.020, or becomes effective immediately, then within ten days after the decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.
- P4. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process.

- P5. Owner and Applicant jointly and severally agree to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner and Applicant further agree, jointly and severally, to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P6. The map shall comply with all applicable sections of Lompoc Municipal Code Title 16 (Subdivisions).

PLANNING – PROJECT SPECIFIC CONDITIONS

- P7. Planning Commission approval of LOM 638 is valid for twenty-four (24) months, prior to the expiration of the Map, and the applicant may request a twelve (12) month extension. LOM 638 shall expire on October 11, 2025, unless the applicant requests a time extension as outlined by City standards.
- P8. Prior to the development of any new buildings or structures on any of the parcels, Architectural Design/Site Development Review is required in accordance with Lompoc Municipal Code Chapters 17.512 and 17.532.
- P9. LOM 638 shall be recorded prior to Planning Division sign-off of grading or building permits for the property.
- P10. A reciprocal parking and access agreement applicable to all developed portions of the project shall be shown and recorded on the Final Map.

- P11. A 15 foot wide access easement along the entire eastern property line of Parcel 2 for a future bike path connection from the north property to Highway 246 shall be shown on the Final Map.
- P12. Advisory – Pedestrian and Bicycle improvements along East Ocean Avenue and Twelfth Street may apply upon future development of this property in accordance with the adopted Lompoc Streetscape Multimodal Improvement Plan.

II. BUILDING AND FIRE SAFETY

No General or Project Specific Conditions

III. FIRE

FIRE - GENERAL CONDITIONS

- F1. The new LOM abuts to a fire prone area of the riverbed area. Additional WUI precautions shall be engineered (construction and landscape designs) in future development.
- F2. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.
- F3. All gates securing the fire apparatus access roads shall comply with all the following criteria, when applicable:
- i. The minimum gate width shall be 20 feet. (unobstructed)
 - ii. Gates shall be of the swinging or sliding type.
 - iii. Construction of gates shall be of material that allow manual operation by one person.
 - iv. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - v. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (A Knox box compliant pad shall be used at each gate as required). CFC D103.5.
 - vi. A separate pedestrian gate is required for emergency egress at all times if a large gate is placed across a fire access road.
- F4. An approved turnaround is required on any access road that exceeds 150 feet CFC D103.3. No dead ends are allowed to exceed 150 feet.
- F5. All FDC's for all buildings or areas of a building shall be all placed in one manifold at one central location and permanently labeled with signage identifying each connection to the specific building it protects, when required. Consult with the Fire Department/Fire Marshal for FDC placement.

- F6. A fire hydrant and the FDC connection, when applicable, shall be on the same side of the driveway with the following standards:
- i. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other Fire Department connections or otherwise approved by the Fire Chief or his/her designee;
 - ii. Within 50 feet from an approved hydrant;
 - iii. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
 - iv. Guard posts or other approved means shall be required to protect Fire Department inlet connections from vehicular damage.
- F7. Pedestrian gates with approved exit hardware are required adjacent to any gate across vehicle paths.
- F8. Fire hydrant spacing and distribution shall be in compliance with CFC Appendix C and with the approval of the City of Lompoc Water Division. Fire flow shall be in compliance with CFC Appendix B. Any fire hydrant located on the property shall be flow tested and maintained with a minimum of annual service or per the manufacturer's recommendation. This includes any private fire hydrants.
- F9. Fire apparatus roads shall have an unobstructed width of not less than 26 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes any carport or canopies that may be over or near an access road. CFC 503.2.1 and D103.1
- F10. Proper posting of no parking signs shall be installed and maintained at all times. Parking in designated parking stalls and garages only. Vehicle towing procedures shall be posted as well as the CVC code. Signage shall be required at each dead-end access point throughout the complex.
- F11. Fire access roads shall be clear at all times.
- F12. Any road less than 32-feet in width curb to curb shall require parking restrictions on one or both sides of the street.
- F13. Fire hydrant spacing and distribution shall be in compliance with CFC Appendix C and with the approval of the City of Lompoc Water Division.
- F14. Egress from the development onto circulation roads shall not be restricted at any time. All gates, when applicable, will require full battery back-ups with a default in the event of a power failure in the open position as to not obstruct evacuation routes in any manner.
- F15. All open space areas and planned vegetation shall be maintained for the life of the development in a manner that provides for adequate fire clearance from all structures, minimum height clearances for fire access roads, power lines, and in accordance with all vegetation management best practices to decrease the risk of wildfire.

- F16. Approved fire apparatus access roads shall be constructed of asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. D102.1

IV. POLICE DEPARTMENT

No General or Project Specific Conditions

V. ENGINEERING

ENGINEERING – GENERAL CONDITIONS

- EN1. A Parcel map shall be required for this project as per the Subdivision Map Act, Section 66463. Upon approval or conditional approval of the Tentative Parcel Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Parcel Map by the City Engineer.
- EN2. The Parcel map shall be prepared by, or under the direction of, a registered Civil Engineer or licensed Land Surveyor.
- EN3. After the Parcel Map has been prepared and is ready for review, the Applicant's Engineer shall submit three (3) sets of prints to the Engineering Division for the first plan check.
- EN4. The Parcel Map shall comply with Engineering Division's "*Development Assistance Brochure*" entitled "*Checklist for Completeness of Subdivision Maps*," available on the City of Lompoc web page.
- EN5. In conformance with Title 16, Section 16.16.010 of the Lompoc City Code, the Parcel Map shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by record of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. The Parcel Map shall indicate and identify the control monuments utilized in the preparation for transfer to the City Geographic Information System at the time of map approval.
- EN6. Compliance with the Subdivision Map Act pertaining to the Monument Security, Section 66496, is required if the interior monuments are not set at the time the Parcel Map is recorded. The Monument security shall be received and approved by the Engineering Division prior to the final acceptance of the parcel map.

A cost estimate for setting the interior monuments shall be provided by the registered engineer or surveyor responsible for setting the monuments for determining the amount of Monument Security.

The City will release the Monument Security after the Engineering Division has received the following: (reference Section 66497 of the Subdivision Map Act)

1. Written notice from the engineer or surveyor indicating that the final monuments have been set.
 2. Evidence indicating payment has been made to the engineer or surveyor for setting the final monuments.
- EN7. At completion of plan review and before final approval of the Parcel Map the Engineering Division will submit a letter to the Applicant requesting the following documentation, fees, and submittals:
1. A Title Report, current within the last ninety (90) days.
 2. A Parcel Map application fee per the current fee schedule at the time Parcel Map is filed.
 3. Recording Fees
 4. Monument Security (if required).
 5. Proof "Tax Bond" has been posted with the County of Santa Barbara.
 6. Parcel Map delivered in a computer format readily compatible for transfer to the City Geographic Information System.

ENGINEERING – PROJECT SPECIFIC CONDITIONS

- EN8. Dedicate on the Parcel Map the additional public right-of-way needed for the street, curb, gutter, access ramp, and sidewalk corner of 12th Street & Ocean Avenue (State HWY 246).
- EN9. Dedicate on the Parcel Map the additional 4 feet - 6 feet of public right-of-way needed for the street improvements on the east side of Twelfth Street along the project frontage.
- EN10. Dedicate to Caltrans by deed or to the City on the Parcel Map an additional 10 feet of street right-of-way along Highway 246 to provide a minimum 50 foot half width of street right-of-way along the entire development site.
- EN11. Parcel Map shall dedicate a blanket drainage easement to benefit the City of Lompoc. This easement is required in order to maintain the drainage of off-site water from Twelfth Street through the property towards the river. Maintenance of these flows shall be entirely borne by the property Owner(s) of parcels 1-4
- EN12. Prior to approval of the Parcel Map, the property Owner(s) shall sign an agreement with the City of Lompoc to indemnify the City from any responsibility regarding the drainage from Twelfth Street. This agreement shall be referenced on the Parcel Map.
- EN13. Provide a 15 foot wide public access easement along the east property line of Parcel 2 for a future bike path connection from the north property to Highway 246.

EN14. A blanket utility easement (excluding building locations) shall be dedicated on the FINAL Parcel Map LOM 638 to provide utility crossings throughout the project site. An alternative to the blanket utility easement would be to provide a minimum 25' wide utility easement along the south side of the north property line of Parcel 1 in favor of Parcel 2 AND a minimum 25' wide utility easement along the north side of Parcel 4 (either through Parcel 4, through Parcel 1 or a combination thereof) in favor of Parcel 3 or as approved by the City Engineer.

VI. STORMWATER

No Development Proposed, No General or Project Specific Conditions

VII. SOLID WASTE

No General or Project Specific Conditions

VIII. ELECTRIC

No General or Project Specific Conditions

IX. WATER

No General or Project Specific Conditions

X. WASTEWATER

No General or Project Specific Conditions

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission. As the project applicant/owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Sep Wolf, Property Owner/Applicant
Santa Rita Hills Wine Center Partners, LP

Date



LAUREL

INDUSTRIAL

TWELFTH

OCEAN

THIRTH

SOMERSET

EVER-PARK

Legend

-  Streets
-  Project Site



VICINITY MAP
NOT TO SCALE

- NOTES**
1. TRACT DESCRIPTION: A PROPOSED DIVISION OF 6.76 ACRES CROSS HED 14 PARCEL 1 WITH A MINIMUM PARCEL SIZE OF 2.50 ACRES. PARCELS WERE BASED ON THE FINAL COMPASSIONATION WATER MAP. RECORDED IN BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008.
 2. APN: 099-141-100
 3. ZONING: BUSINESS PARK (BP) AND PLANNED COMMERCIAL (PC)
 4. UTILITIES: CITY OF LAMARCO
 5. OWNER: SHINC PARTNERS LP, A CALIFORNIA LIMITED PARTNERSHIP
 6. DATE: 08/28/2013
 7. CONTRACT: 13C-SOUTHERN CALIFORNIA GAS
 8. GROUND CONDITIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY FARMER SURVEY IN 2011 AND A FIELD SURVEY PERFORMED BY FARMER SURVEY IN 2011. THESE CONDITIONS ARE SHOWN ON THE FIELD SURVEY MAP AND ALL DIMENSIONS ON THE FIELD SURVEY MAP ARE TO BE CORRECTED TO THE SURFACE OF THE GROUND. THE PRELIMINARY MAP USED, A PRELIMINARY TITLE REPORT FROM THE COUNTY CLERK'S OFFICE, MAP NO. 13C-2011-0020, FROM 13C-2011-0020, IS FILED IN BOOK 11, PAGE 508.

LEGAL DESCRIPTION

FARM LOT 101 OF LAMARCO MEDINA AREA, IN THE COUNTY OF SAN DIEGO, CALIFORNIA, AS DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, EXCEPTING THEREFROM AN APPROXIMATE 1/2 INTEREST OF ALL MINERALS, OIL AND GAS, AND ALL RIGHTS AND INTERESTS IN SAID MINERALS, OIL AND GAS, AND ALL RIGHTS AND INTERESTS IN SAID LAND, AND EXCEPTING THEREFROM THOSE PORTION LINE, SURFACE AND SUBSURFACE OF NORTHWESTERLY CORNER OF THE STATE HIGHWAY AND STATE HIGHWAY RIGHT-OF-WAY, AS SHOWN ON THE FIELD SURVEY MAP RECORDED IN BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION LINE, SURFACE AND SUBSURFACE OF NORTHWESTERLY CORNER OF THE STATE HIGHWAY AND STATE HIGHWAY RIGHT-OF-WAY, AS SHOWN ON THE FIELD SURVEY MAP RECORDED IN BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION OF SAID LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION OF SAID LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION OF SAID LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION OF SAID LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION OF SAID LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008, AND EXCEPTING THEREFROM THOSE PORTION OF SAID LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 11, PAGE 508, OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2008.

- EXISTING EASEMENTS**
1. TRACT EASEMENT FOR 1/2 ACRES, S.D. & R.S. 326 GRANTED TO THE COUNTY OF SAN DIEGO AND RECORDED NOV. 8, 1884
 2. PUBLIC PARK EASEMENT PER SAS 445 OR 198 GRANTED TO THE COUNTY OF SAN DIEGO AND RECORDED JAN. 25, 1948.
 3. PRIVATE EASEMENT FOR 1/2 ACRES, S.D. & R.S. 326 GRANTED TO THE COUNTY OF SAN DIEGO AND RECORDED JAN. 25, 1948.
 4. WATERLINE EASEMENT PER INST. NO. 2013-001208 OF OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2013, GRANTED TO THE CITY OF LAMARCO AND RECORDED MARCH 25, 2011.
 5. PUBLIC UTILITY EASEMENT PER INST. NO. 2013-001208 OF OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2013, GRANTED TO THE CITY OF LAMARCO AND RECORDED MARCH 25, 2011.
 6. UTILITY EASEMENT PER INST. NO. 2011-001209 OF OFFICIAL RECORDS, COUNTY OF SAN DIEGO, CALIFORNIA, 2011, GRANTED TO THE CITY OF LAMARCO AND RECORDED MARCH 25, 2011.
 7. DENIED ACCESS TO STATE HIGHWAY PER SAS 445 OR 198 RECORDED DECEMBER 26, 1972.
 8. BLANKET RECORDATION EASEMENT FOR DRAINAGE PURPOSES
 9. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS
 10. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS
 11. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS
 12. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS

- SURVEYORS STATEMENT**
- I, KYLE E. HUBER, LICENSED SURVEYOR NO. 51735, HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE RESULTS OF THE SAME ARE HEREIN SET FORTH. THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THIS MAP WERE DETERMINED BY MEASUREMENTS MADE IN THE FIELD AND THE ANGLES WERE MEASURED BY MEANS OF A TOTAL STATION. THE ELEVATIONS WERE MEASURED BY MEANS OF A LEVEL. THE RESULTS OF THE SURVEY ARE HEREIN SET FORTH AND THE PROPERTY LINES ARE SHOWN AS SHOWN ON THIS MAP.
- Kyle E. Huber
10/27/2013
KYLE E. HUBER
PLS 9875

- PROPOSED EASEMENTS**
1. BLANKET RECORDATION EASEMENT FOR DRAINAGE PURPOSES
 2. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS
 3. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS
 4. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS
 5. RECORDATION EASEMENT FOR STREET WIDENING AND IMPROVEMENTS

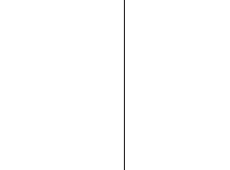
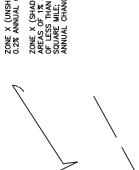
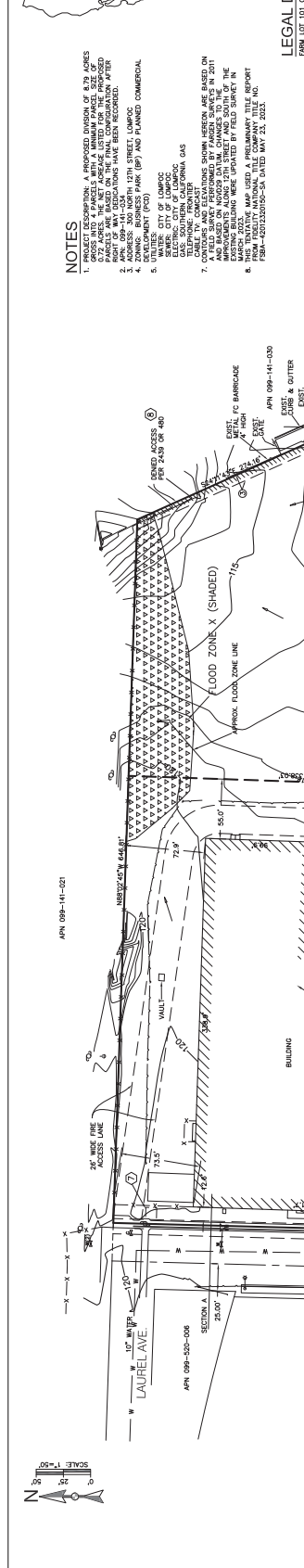
OWNERS CERTIFICATE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X OF THE COMMUNITY NUMBER 12/17/2012. THE SUBJECT PROPERTY IS ZONED AS COMMUNITY NUMBER 12/17/2012. THE SUBJECT PROPERTY IS ZONED AS COMMUNITY NUMBER 12/17/2012. THE SUBJECT PROPERTY IS ZONED AS COMMUNITY NUMBER 12/17/2012.

FEMA FLOOD ZONES

ZONE X (SHADDED) AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 0.25 ANNUAL CHANCE FLOOD.

- LEGEND**
- A WATER VALVE
 - B MANHOLE
 - C 15" WATER MAIN
 - D 30" WATER MAIN
 - E 15" WATER MAIN
 - F 30" WATER MAIN
 - G 15" WATER MAIN
 - H 30" WATER MAIN
 - I 15" WATER MAIN
 - J 30" WATER MAIN
 - K 15" WATER MAIN
 - L 30" WATER MAIN
 - M 15" WATER MAIN
 - N 30" WATER MAIN
 - O 15" WATER MAIN
 - P 30" WATER MAIN
 - Q 15" WATER MAIN
 - R 30" WATER MAIN
 - S 15" WATER MAIN
 - T 30" WATER MAIN
 - U 15" WATER MAIN
 - V 30" WATER MAIN
 - W 15" WATER MAIN
 - X 30" WATER MAIN
 - Y 15" WATER MAIN
 - Z 30" WATER MAIN
 - 1 15" WATER MAIN
 - 2 30" WATER MAIN
 - 3 15" WATER MAIN
 - 4 30" WATER MAIN
 - 5 15" WATER MAIN
 - 6 30" WATER MAIN
 - 7 15" WATER MAIN
 - 8 30" WATER MAIN
 - 9 15" WATER MAIN
 - 0 30" WATER MAIN
 - 10 15" WATER MAIN
 - 11 30" WATER MAIN
 - 12 15" WATER MAIN
 - 13 30" WATER MAIN
 - 14 15" WATER MAIN
 - 15 30" WATER MAIN
 - 16 15" WATER MAIN
 - 17 30" WATER MAIN
 - 18 15" WATER MAIN
 - 19 30" WATER MAIN
 - 20 15" WATER MAIN
 - 21 30" WATER MAIN
 - 22 15" WATER MAIN
 - 23 30" WATER MAIN
 - 24 15" WATER MAIN
 - 25 30" WATER MAIN



OWNERS CERTIFICATE

SHINC PARTNERS LP, A CALIFORNIA LIMITED PARTNERSHIP

NAME PRINTED: _____ DATE: _____

SIGNATURE: _____

NAME PRINTED: _____ DATE: _____

ADDRESS: 113 E. 1614 GUERRA STREET, SUITE #8, SANTA BARBARA, CA 93101

PHONE: (805) 961-1288 FAX: (805) 961-0779

DETAIL 1
NOT TO SCALE