



# PLANNING COMMISSION STAFF REPORT

**DATE:** November 8, 2023  
**TO:** Members of the Planning Commission  
**FROM:** Greg S. Stones, Principal Planner  
**RE:** Jensen Vesting Tentative Tract Map (LOM 629)

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## **AGENDA ITEM NO. 2**

Planning Commission consideration of the Vesting Tentative Tract Map (LOM 629) to create 63 lots for single family homes, and 3 common lots on approximately 14 acres within the Burton Ranch Specific Plan area located at the Northwest intersection of Harris Grade Road & Purisima Road (Highway 1, APN's: 097-250-085, 097-250-086 & 097-250-070). A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted in 2005 and a subsequent Addendum to the Final EIR was prepared for LOM 629.

### **Scope of Review**

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

- Is consistent with the 2030 General Plan;
- If the proposed map is consistent with and meets applicable requirements in the Burton Ranch Specific Plan;
- 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. 991 (23) based upon the findings in the Resolution (Attachment 1) and subject to the attached draft Conditions of Approval; or
2. Provide other direction

**Site Data**

- |                              |  |
|------------------------------|--|
| 1. Property Owner/Applicant: | MJ Land LLC  |
| 2. Site Location:            | Northwest intersection of Harris Grade Road & Purisima Road (Highway 1)  |
| 3. Assessor Parcel Numbers:  | 097-250-070, 097-250-085 & 097-250-086   |
| 4. General Plan Designation: | LDR 4.6  |
| 5. Zoning District:          | Burton Ranch Specific Plan – Area 2  |
| 6. Current Site Use:         | Vacant / Undeveloped   |
| 7. Surrounding Zoning/Uses:  | North – Burton Ranch Specific Plan<br>South – Burton Ranch Specific Plan<br>East – PF / Allan Hancock College<br>West – Burton Ranch Specific Plan |
| 8. Project Site Area:        | 14 acres   |

**Background**

The proposed map is located within the western portion of the Burton Ranch Specific Plan area (Attachment 2). On February 7, 2006 the City Council approved the Burton Ranch Specific Plan. Subsequent amendments to the Specific Plan were approved by the City Council on September 4, 2007 and on August 19, 2014. On May 14, 2008, the Planning Commission adopted Resolution No. 597 (08) approving a Tentative Map (LOM 567) to subdivide three lots into 52 lots with 55 residential units. Since then, the applicant has developed a new subdivision map, and hence the current map proposal (LOM 629), which is intended to supersede the LOM 567.

**Staff Review & Analysis**

The proposed map would subdivide approximately 14 acres (comprised of 3 lots) into 66 lots to accommodate 63 single-family residential lots and 3 common lots (for a detention basin, roads, and paseo) as depicted on the proposed Vesting Tentative Tract Map (Attachment 3). The subdivision will be accessible from the future Burton Ranch Road, and the in-tract roads would be private. The average residential parcel size is approximately 7,400 square feet with a minimum parcel size of 6,000 square feet consistent with the design standards of the Burton Ranch Specific Plan. The design and layout of the future residential homes is not proposed at this time and would be processed under a separate Architectural Design and Site Development Review permit.

Residential private streets for this subdivision are intended to directly serve each residential lot from the collector roads (Burton Ranch Road) within the Specific Plan project area. The streets for this subdivision will have no bike paths, will provide parking on both sides of the street and would contain meandering parkways with street trees and pedestrian paths on one side of the street.

Per the Burton Ranch Specific Plan, rather than using standard sidewalks, the area will be planned with meandering pedestrian paths that have the appearance of trails. These “trails” will be constructed of colored concrete and treated to have an appearance more of a sandy path than a concrete sidewalk and the trails will be separated from the roadway by a landscaped parkway. Staff will work with the applicant during the final map and public improvement plan stage in order to enhance the meandering parkways / pedestrian paths to ensure compliance with the Burton Ranch Specific Plan standards.

Water service for the subdivision will be through the Mission Hills Community Service District (MHCSD). The sewer service will be served by the MHCSD, however, the City of Lompoc will accept (through a one connection point located on Highway 1) and treat the sewage at the Lompoc Wastewater Reclamation Plant as approved in a separate agreement with the District.

### **Conformance with 2030 General Plan**

The proposed Vesting Tentative Map is consistent with the General Plan Land Use Designations contained within the Burton Ranch Specific Plan. Although no development plan is proposed at this time, the subdivision promotes future development in the plan area and encourages the development of vacant properties for future housing consistent with numerous General Plan Land Use Element Policies (1.3, 1.7, 2.4, 3.1, 8.2 and 9.2).

### **Conformance with the Burton Ranch Specific Plan**

The proposed parcels meet development standards set forth in the Burton Ranch Specific Plan for development located in “Area 2”. In accordance with Specific Plan “Area 2”, this area is appropriate for moderate density residential at a range of 3 to 5 units per gross acre, and is appropriate for a range of housing types, including single family homes on standard lots, patio homes on small lots or condominium lots. Detached homes are required in “Area 2” and any attached units are limited to twin homes (duplexes). 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 the procedures set forth in the Specific Plan (Section V. Zoning) and Lompoc Municipal Code Chapter 17.512.

### **Staff Departmental Review / Subdivision Review Board**

Section 16.16.020 of the Subdivision Ordinance requires the Subdivision Review Board (SRB) to review Tentative Maps. A SRB meeting was held on June 29, 2023, to review the proposed Draft map Conditions of Approval (COA).

In accordance with the Lompoc Municipal Code, the SRB and staff recommend that the Planning Commission approve the proposed Vesting Tentative Map (LOM 629) based upon the findings in the Resolution and subject to the attached draft COA. 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**

A Final Revised Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was prepared in September 2005. The City Council adopted Resolution No. 5299 (06) certifying FEIR 02-01, making the required California Environmental Quality Act (CEQA) findings and making the necessary statement of overriding considerations on February 7, 2006. Mitigation Measures were adopted as a part of the environmental process and are incorporated into the project approval. A subsequent Addendum was prepared for the Burton Ranch Specific Plan amendments and the proposed new map. The Addendum finds that none of the conditions described in CEQA Guidelines Section 15162 calling for a subsequent EIR have occurred and therefore no additional environmental review is required for the project.

**Noticing**

On October 25, 2023, a public hearing notice was published in the Lompoc Record. In addition, on October 27, 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. 991 (23)
2. Project Vicinity Map
3. Vesting Tentative Parcel Map (LOM 629)

Respectfully submitted,

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Brian Halvorson  
Planning Manager

**APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:**

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Christie Alarcon  
Community Development Director

**RESOLUTION NO. 991 (23)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING THE JENSEN VESTING TENTATIVE TRACT MAP (LOM 629) LOCATED AT THE NORTHWEST INTERSECTION OF HARRIS GRADE ROAD & PURISIMA ROAD (HIGHWAY 1) IN THE BURTON RANCH SPECIFIC PLAN AREA**

**WHEREAS**, the City received a request for Planning Commission consideration of the Jensen Vesting Tentative Tract Map (LOM 629) to create 63 lots for single family homes, and 3 common lots on approximately 14 acres within the Burton Ranch Specific Plan area located at the Northwest intersection of Harris Grade Road & Purisima Road (Highway 1, APN's: 097-250-085, 097-250-086 & 097-250-070); and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on November 8, 2023; and

**WHEREAS**, at the meeting of November 8, 2023, staff was present, and answered Planning Commissioner questions and addressed their concerns; and

**WHEREAS**, at the meeting of November 8, 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 proposal, 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 proposed project is consistent with the applicable policies and development standards, as conditioned, set forth in the Burton Ranch Specific Plan and the municipal code.
- B. The proposed map is consistent with the applicable 2030 General Plan objectives, policies, land uses and programs; therefore, the proposal is consistent with the 2030 General Plan.
- C. The proposed site is of reasonable size to support existing and future development; therefore, the land is physically suitable for the type and density of development.

D. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare, and to comply with City requirements for this project.

**SECTION 3:** A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted and a subsequent Addendum to the Final EIR was prepared for the LOM 629. The Planning Commission has considered EIR 02-01 and the Addendum to the EIR, dated October 2023, and, based on its independent judgment, finds that there is no need to prepare a subsequent EIR or Negative Declaration pursuant to CEQA Guidelines 15162 and 15164 for the reasons stated in the Addendum. Consequently, the Planning Commission finds that no further CEQA review is required for this project.

**SECTION 4:** Based upon the foregoing, the map is approved on November 8, 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 November 8, 2023 by the following vote:

**AYES:**

**NOES:**

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Brian Halvorson, Secretary

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Federico Cioni, Chair

Attachment:

Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL  
JENSEN VESTING TENTATIVE TRACT MAP (LOM 629)  
NORTHWEST INTERSECTION OF HARRIS GRADE ROAD & PURISIMA ROAD  
(HIGHWAY 1) APN'S: 097-250-070, 097-250-085 & 097-250-086**

The following Draft Conditions of Approval apply for the Jensen Vesting Tentative Map (LOM 629) to create 63 lots for single family homes, and 3 common lots on an approximately 14 acres of land located within the Burton Ranch Specific Plan area.

**Expiration: The Map approval granted by the Planning Commission is valid for the duration of the Burton Ranch Development and Annexation Agreement (“Development Agreement”), unless the Development is amended to state otherwise.**

**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. 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.

- P4. 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.
- P5. 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 prior to final Certificate of Occupancy.
- P6. The map shall comply with the Burton Ranch Specific Plan and applicable sections of the Lompoc Municipal Code Title 16 (Subdivisions).
- P7. Mitigation Measures from the Burton Ranch Specific Plan Environmental Impact Report (ER 02-01, SCH No. 2002091045) apply to the Jensen Vesting Tentative Map and are incorporated herein by reference.

#### **PLANNING – COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S)**

- P8. The applicant shall create a Homeowner's Association (HOA) or similar entity for the maintenance of the common facilities, including but not limited to common areas, private drives, parking areas, walls, and landscaping prior to recordation.
- P9. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review and approval, prior to recordation and the issuance of building permits. The CC&R's shall include:



- a. The HOA shall be responsible for all Storm Water Control Measure maintenance and reporting as required by the Storm Water Control Measure Maintenance Agreement and Plan.
- b. A restriction against parking or storing recreational vehicles, trailers, and other miscellaneous vehicles within the common private street. If present these items shall be located on private property in the rear or side yard behind a fence.
- c. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc.

## **PLANNING – PROJECT SPECIFIC CONDITIONS**

- P10. Planning Commission approval of the Map is valid for the duration of the Development Agreement, unless the Development Agreement is amended to state otherwise.
- P11. New Architectural Design & Site Development Review (DR permit) shall be obtained prior to any development of the lots in compliance with the Burton Ranch Specific Plan.
- P12. LOM 629 shall be recorded prior to Planning Division sign-off of building permits associated with the required Architectural Design & Site Development Review permit for the development of the residential homes.
- P13. The perimeter subdivision wall adjacent to the Highway 1 shall be in compliance with the noise mitigation measures (Noise-2a).
- P14. The perimeter subdivision wall shall be decorative (architecturally treated solid masonry split face/stone walls with pilasters and decorative caps). Per the Burton Ranch Specific Plan (page 60 / Figure 31 / Figure 31b): Sound walls along Harris Grade Road and Highway 1 shall be staggered to promote high-quality visual interest and shall be set back from final roadway pavement an average of 30 feet to accommodate sufficient landscaped perimeter buffers. Sound walls should vary in height between 6 and 8 feet from finish grade and shall be placed on landscaped berms when the natural grade of the wall is below street grade. Sound walls shall have a rustic, ranch character.
- P15. Street names shall be reviewed and approved by the Planning Manager for consistency with City policy prior to approval of the final subdivision map.
- P16. A Development Agreement applies to this property and any provisions that apply to the Vesting Tentative Map shall be adhered to.
- P17. The General Plan Circulation Element identifies a planned Class 2 bikeway proposed along Hwy 1, and the Burton Ranch Specific Plan discusses the bikeway extension along Highway 1. This shall be included on the plans submitted for the Architectural Design and Site Development Review permit.

## **II. BUILDING AND FIRE SAFETY**

No General or Project Specific Conditions

## **III. FIRE DIVISION**

### **FIRE - GENERAL CONDITIONS**

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.
- 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.

### **FIRE - SPECIFIC CONDITIONS**

- F3. All gates securing the fire apparatus access roads shall comply with all of 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
  - ii. connections or otherwise approved by the Fire Chief or his/her designee;
  - iii. Within 50 feet from an approved hydrant;
  - iv. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
  - v. 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 and distribution shall be in accordance with CFC Appendix CC. 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. Addressing including unit numbers shall be highly visible and illuminated in low light. A map of the complex near the entry is required.
- F14. Egress from the development onto circulation roads shall not be restricted at any time. All gates 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
- F17. At the discretion of the Fire Marshal, a pre-construction meeting may be required on site prior to commencement of work. Pre-construction meetings are to be scheduled at least 72 hours in advance with the Fire Department. All key team members shall be present, including the General Contractor and the Architect and/or Engineer of Record.
- F18. All roads and fire hydrants are required to be in place prior framing any buildings. Combustible building materials delivered to the construction site require the fire department's approval prior to delivery during phase 1.
- F19. The new development abuts to a fire prone area of the Burton Mesa Preserve. Additional WUI precautions shall be considered in both the construction and landscape designs.
- F20. Fire flow shall be in compliance with CFC Appendix B.
- F21. Fire hydrant spacing and distribution shall be in compliance with CFC Appendix C and with the approval of the City of Lompoc Water Division.

#### **IV. GRADING – GENERAL CONDITIONS**

**NOTE: Street and utility plans associated with this TTM (LOM 629) shall be reviewed, approved and bonded for or constructed PRIOR to Final Map recordation.**

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- GR2. Grading shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available online at:
- <http://www.cityoflompoc.com/PublicWorks/engineering.htm>
- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading Plan submittals. "Development Assistance Brochures" can be obtained from the City Engineering web page:

[http://www.cityoflompoc.com/PublicWorks/develop\\_asst.htm](http://www.cityoflompoc.com/PublicWorks/develop_asst.htm)

- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, 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. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.
- GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. **A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.**
- GR7. The Contractor shall use reclaimed or recycled water whenever possible for on-site Project work, to the extent such water is not detrimental to the quality of the work and does not cause a hazard to public health. In accordance with Lompoc Municipal Code section 13.04.060 the use of potable water in Lompoc is prohibited for: washing paved surfaces, hardscape, and open ground; and for dust control at construction sites when recycled water is available. Reclaimed or recycled water is available to the Contractor from a source at the Lompoc Regional Wastewater Treatment Plant located at 1801 W. Central Avenue in Lompoc, at rates less than the City's potable water rates. Contact the City Utilities Department at City Hall for more information, at (805) 736-1261.
- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 6009(16).
- GR10. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

- GR11. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.**
- GR12. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR13. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR14. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into a public storm drain, street or alley.
- GR15. An “R” value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that “R” value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.
- GR16. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:
- <http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>
- GR17. A licensed surveyor/engineer shall verify pad elevations and setbacks and provide documentation to the City prior to the issuance of the Certificate of Occupancy.

GR18. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN; DWG; DXF]. Record Drawing information submitted in computer format will include, but not be limited, to the following:

<b>WATER</b>	<b>WASTEWATER</b>	<b>ELECTRIC</b>	<b>DRAINAGE</b>	<b>SURFACE</b>
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blow-offs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

**GRADING – NO PROJECT SPECIFIC CONDITIONS**

**V. STORMWATER – GENERAL CONDITIONS**

- S1. The property owner/HOA shall be responsible for maintaining structural SCMs free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity of the SCM. Maintenance shall be regularly performed as described in the Storm Water Control Measure Maintenance Plan prepared for the project. Infiltration areas shall be maintained to ensure they continue to infiltrate the 85th percentile storm, are clean and devoid of trash/refuse, and that plant materials are living. If infiltration areas cease to function properly and result in off-site flooding, any cost incurred by the City of Lompoc in remediating the situation shall be assessed to the property owner.
- S2. Each SCM shall be inspected a minimum of once a year, cleaned out and replaced as necessary and a report detailing the inspection, date, person inspecting, condition of the SCM and measures taken to clean or replace, shall be submitted to the City of Lompoc's Planning Division, documenting the inspection and any maintenance actions taken.
- S3. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

## **STORMWATER – PRIOR TO ISSUANCE OF GRADING PERMIT**

- S4. A Storm Water Control Plan shall be fully completed, submitted and wet-signed, stamped and dated by a licensed civil engineer.
- S5. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) over the whole property. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections provided on improvement, grading, drainage and landscaping plans. SCM design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 95% EIA infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 5% EIA is met.
- S6. A statement shall be included on the improvement plans that “The site and each infiltration area (Structural Storm Water Control Measures or SCM) is adequately sized and designed to capture and infiltrate 95% of the run-off from the 85<sup>th</sup> percentile, 24-hour storm, over the new or replaced impervious area on-site, within 72 hours. The statement shall be signed and stamped by a licensed professional engineer.
- S7. All storm water that flows from paved areas of vehicle travel, maintenance, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, infiltration SCMs, landscaped area, biologically sensitive areas or the Santa Ynez River and its tributaries. Full Trash Capture (FTC) devices shall be of the type (5mm max openings) required by the City and the State Water Resources Control Board at the time of installation. Details and cross-sections of storm water filters shall be shown on grading and drainage plans, as well as the type and opening size of the FTC devices proposed.
- S8. Storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River” and storm infiltration inlets shall be stenciled “No Dumping, Drains to Groundwater”. Grading and drainage plans shall indicate the location and call out the text of the stencils.
- S9. Prior to issuance of grading permit, the project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner’s commitment to SCM maintenance.



## **STORMWATER – PRIOR TO OCCUPANCY**

- S10. Just prior to installation of underground SCMs or infiltration basins, the City Planning Division shall be notified at 875-8275 or 875-8277, to allow opportunity to photograph the installation process and materials.
- S11. Prior to acceptance of public improvements and release of bonds or prior to the first occupancy permit issuance (whichever is first), the property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Stormwater Control Measures installed on-site, storm water filters, gutters, landscaping and “No Dumping Drains to River / Groundwater” stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- S12. Prior to Issuance of Occupancy Permits, privately owned SCM features and facilities, and on-site treatment structures and controls shall be inspected by the designing engineer to ensure they are properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the project SCMs, including, but not limited to: Infiltration basins or boxes and interceptors or other required storm water filters.
- S13. Grading and Drainage plans shall provide elevations and directional arrows to show how run-off from each area of the property will be directed to infiltration areas and SCMs. Identify the 5% of the site which is not to be infiltrated.

## **VI. WASTEWATER – GENERAL CONDITIONS**

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:  
Piping from 8” to 12” in diameter – 20’ maximum length  
Piping from 15” to 60” in diameter – 12.5’ maximum length
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, “Slurry Cement Backfill”, of the Caltrans Standard Specifications.
- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.

- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e. tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. Self-regenerating water softeners are banned in the Burton Ranch development.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

#### **WASTEWATER – PROJECT SPECIFIC CONDITIONS**

- WW9. Developer shall provide construction plans for the upgrades and improvements associated with the Burton Ranch Development and the single connection point for the project site. The plans are to be reviewed and approved by the City of Lompoc prior to connection to the existing City of Lompoc sewer main.
- WW10. Developer shall connect to the existing 8" bonded sewer main (SSMH #10 or as otherwise approved by the City of Lompoc) located in Highway 1 and pay fees associated with the connection to the bonded line. The fair-share fee shall be paid in full prior to approval of the sewer plans and issuance of the encroachment permit for this connection.
- WW10. Developer shall install a metering station on the gravity sewer main prior to the connection to the bonded line. The metering station shall be shown on the sewer main connection plans to be approved by the City of Lompoc prior to issuance of the encroachment permit for the connection. The metering station will include, at a minimum, a flow and conductivity meter(s), sampler, alarm system and a parking space.
- WW11. Developer shall design and upgrade the existing 7.5 HP dual pumps in the existing lift station to 15 HP pumps. The new pumps shall be capable of pumping 450 gpm into the existing 6" force main. The upgrade shall be shown on the construction plans to be approved by the City of Lompoc and used for the encroachment permit for the above-mentioned connection.

WW12. The upgrade of the lift station pumps must also include upgrades to the control panel, power service, generator and other equipment within the lift station as needed. The upgrades must be completed prior to issuance of the 1<sup>st</sup> occupancy within the Burton Ranch Development.

WW13. An additional emergency storage reservoir (wet-well) shall be designed and shown on the connection plans noted in WW9 to provide additional wetwell storage of 16000 gallons to allow a minimum of 180 minutes of storage during peak flows in the event of power failure.

## VII. ENGINEERING – GENERAL CONDITIONS

**NOTE: Street and utility plans associated with this TTM (LOM 629) shall be reviewed, approved and bonded for or constructed PRIOR to Final Map recordation.**

- EN1. Final Map shall be prepared in accordance with the Subdivision Map Act, Section 66426. Upon approval or conditional approval of the Tentative 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 Final Map by the City Engineer.
- EN2. The Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor.
- EN3. In conformance with Chapter 27, Section 2824 of the Lompoc City Code, the Final 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 Final Map shall indicate and identify the control monuments utilized in the preparation thereof. The Final Map shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System at the time of map approval.
- EN4. After the Final 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 first plan check.
- EN5. Final Map shall comply with Engineering Division's "Development Assistance Brochure" entitled "Checklist For Completeness of Subdivision Maps." Development Assistance Brochures can be obtained at the Engineering Division or downloaded from the City Engineering web page:  
<http://www.cityoflompoc.com/departments/pworks/engineering.htm>.
- EN6. Final Map shall show street centerline monuments set in standard street monument wells per City Standards.

EN7. At the completion of plan review for the Final Map, and before the City Council will consider acceptance of the Final Map, the required plans, fees and documentation shall be submitted to the Engineering Division.

The fees and documentation typically include, but are not limited to, the following:

- A Title Report current within the last ninety days
- Final Map original mylars signed and notarized by the owner, and signed and stamped by the surveyor
- Improvement Plan original mylars signed and stamped by the engineer
- Three sets of signed Improvement Agreement
- Final Map Application and the Plan Check fee
- Improvement Security:
- Faithful Performance Security
- Labor and Materials Security
- Monuments Security
- Final Map and Improvement Plans delivered in a computer format readily compatible for transfer to the City Geographic Information System
- Certificate of Insurance
- Encroachment Permit and Fee
- Proof "Tax bond" has been recorded with the County of Santa Barbara
- Recording Fee

#### **ENGINEERING – PROJECT SPECIFIC CONDITIONS**

EN8. Show the size, location and purpose of all proposed dedications.

EN9. Applicant shall grant a public utility easement to the City of Lompoc for public underground electric lines and pad mount equipment installed on private property.

EN10. Prior to Final Map approval, provide a letter from the Mission Hills Community Services District verifying that the road widths are acceptable for them to provide maintenance on the water and wastewater mains.

EN11. Access for lots 16-26 and CA-2 shall be denied via Highway 1.

EN12. Private lanes, drives and streets shall have access, drainage and public utility easements as necessary.

EN13. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement, as well as improvements to public infrastructure. Separate Public Improvement Plans **are required**.

Public Improvements:

- a. Utilities – Electric (conduit, transformers, street lights, etc.), Water and Sewer
- b. Streets, Sidewalk, and Curb & Gutter (Public and Private)
- c. Street Signing and Striping
- d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
- e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)

Private Improvements:

- a. Connection Points from individual single-family home lots to utility mains for sewer laterals, water services and storm drain.

EN14. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.

EN15. All Public Improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for the Design and Construction for Subdivisions and Special Developments". These Standard Requirements are available at:

<http://www.cityoflompoc.com/standards/>

EN16. "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at:

[http://www.cityoflompoc.com/PublicWorks/develop\\_asst.htm](http://www.cityoflompoc.com/PublicWorks/develop_asst.htm)

EN17. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, 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. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

EN18. An "R" value shall be determined by the Soils Investigation and included in the Soils Report or an "R" value of 15 can be assumed for design. A note shall be placed on the Public Improvement Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

## Easement Dedication

EN19. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

On site PUE's shall be dedicated on the Final Map. Off site PUEs or public Right-Of-Way easements shall be by grant deed as described below and shall be prepared by a licensed land surveyor or qualified civil engineer. Grant deed forms are available at:

<http://www.cityoflompop.com/PublicWorks/engineering.htm>

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map and legal exhibit) to the Engineering Division for review and approval. Draft submittal shall include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed, the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE/Access Easement deed ready for recordation shall be on file in the Engineering Division prior to approval of the Final Map.

## Plan Review

EN20. First plan check submittal shall include hydraulic calculations (storm drain and sanitary sewer), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

## Landscape Plans

EN21. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Public Improvement Plan approval by the Engineering Division. An approval block shall be provided on the landscape plan title sheet for the City Engineer's signature.

EN22. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

## Permits & Fees

EN23. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.

EN24. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN14 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location.

<http://www.cityoflompoc.com/PublicWorks/engineering.htm>

EN25. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans and that Record Drawings will be submitted and approved prior to occupancy.

#### Drainage

EN26. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.

EN27. Cross-gutters shall be constructed at intersections where there is surface drainage.

EN28. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Minimum size for storm drains shall be 18 inches unless otherwise approved by the City Engineer.

EN29. Adequate travel lanes shall be provided during storm events. Public roads shall provide a 20' clear travel lanes and private roads shall provide a 10' clear travel lane during a 25-year storm.

EN30. Storm drains and drainage inlets shall be sized for a 100-year storm and shall provide positive overland escape.

EN31. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

#### Final Approval

EN32. Prior to issuance of the Certificate of Occupancy or acceptance of the public improvements, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page

(<http://www.cityoflompoc.com/departments/pworks/engineering.htm>).

EN33. After construction is complete and the City has approved the Record Drawings, the Applicant shall provide the Engineering Division with a copy of the Record Drawings, in a computer format (DWG, DGN or DXF file) readily compatible for transfer to the City Geographic Information System. Record Drawing information submitted in computer format will include, but not be limited, to the following:

<b>WATER</b>	<b>WASTEWATER</b>	<b>ELECTRIC</b>	<b>DRAINAGE</b>	<b>SURFACE</b>
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blow-offs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

EN34. A Caltrans encroachment permit is required for any construction to be performed within the Highway 1 ROW. This includes sewer, water, stormdrain and access connections. The proposed work may also require construction easements for walls and grading. The Developer shall provide the encroachment permit to the City of Lompoc prior to approval of the Improvement Plans associated with the project site.

EN35. Developer must provide plans for the construction of any off-site improvements required as part of this map (LOM 629). This includes access, utilities, etc. required for service connections. Any easements associated with these improvements shall be provided by separate document per EN7 and recorded prior to approval of the plans for construction. Note that two access points may be required per Fire Department standards. A looped waterline may also be required per the Fire Department or Mission Hills to service this development.

EN36. All roadways designed for vehicular use shall have street lighting for the safety of drivers and pedestrians. The lighting design shall be per IES (Illuminating Engineering Society) guidelines for roadways and exterior walkway lighting, as specified in the IES Lighting Handbook, latest edition. A photometric plan shall be submitted for approval.

EN37. Mission Hills Community Services District shall have a signature block on the Title Sheet of the Improvement Plans for approval of the sewer and water lines within the project site. The District shall sign the plans prior to approval of the improvement plans.

EN38. No parking signs shall be clearly located throughout the development as needed.



- EN39. Driveway length shall be a minimum 20' from the back of sidewalk to the face of the garage.
- EN40. Burton Ranch Road shall be constructed with this development from the intersection of Highway 1 and along the entire project frontage, including the intersection of "Z" Street. These improvements shall be shown on the Improvement Plans to be approved prior to Final Map recordation.
- EN41. Roundabout Design shall be per the City of Lompoc Engineering Bulletin #06-01. The Design shall include:
- A. Proof of all turning movements of a WB50 design vehicle that does not mount the splitter island.
  - B. A minimum of 6" clear shall be provided between the wheel path noted above and the face of curb.
  - C. Design speed shall be 20 mph through the roundabout.
- EN42. Prior to approval of the improvement plans for the development, provide a sound study to verify the height, materials and locations of the proposed sound walls along Highway 1 in accordance with AES 3.2.1 and NOISE-2a.
- EN43. Onsite basin shall maintain 1' of freeboard above the 100-year spill high-water elevation.
- EN44. All aspects of the development of LOM 629 shall be consistent with the Burton Ranch Specific Plan dated February 7, 2006 and as approved by the City of Lompoc per Resolution #5303(06) and the associated Development Agreement and Amendments.

## **VIII. AVIATION/TRANSIT**

### **AVIATION/TRANSIT - PROJECT SPECIFIC CONDITIONS**

- T1. Any bus stop locations within the proposed Burton Ranch development shall be designed to include a bus shelter, lighting, and all current bus stop accessibility standards. The design shall be reviewed and approved by the Engineering Division prior to approval of the grading and improvement plans.

## **IX. ELECTRIC**

### **ELECTRIC - GENERAL CONDITIONS**

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

### **ELECTRIC – PROJECT SPECIFIC CONDITIONS**

- EL7. Due to annexation of property into city limits, City of Lompoc Electric will be the providing electric utility. An electrical system impact study will be required at developer expense to identify possible infrastructure improvements required electrically upstream from proposed development.
- EL8. Negotiations for existing PG&E Franchise Agreement to be determined.

- EL9. Points of Connection to City of Lompoc Electric supply are through Bonded Utility Lines. Calculation of fees to be determined.
- EL10. Any undergrounding of PG&E facilities shall be installed in separate utility trench minimum 24” away from City of Lompoc Electric facilities.
- EL11. Private site lighting electrical circuits to be installed in separate utility trench minimum 24” away from City of Lompoc Electric facilities.
- EL12. Two new electric utility crossings will be required from the southside of Highway 1 to service the Burton Ranch Project. Crossing #1 is under the intersection of Highway 1 at Burton Ranch Road. Crossing #2 is under the intersection of Highway 1 at Harris Grade Road. A third crossing will be required to tie into existing conduits previously installed to the east edge of Harris Grade Road on the south side of Gardengate Lane.
- EL13. Meter sockets installed for the purpose of measuring solar production to be located adjacent to main electrical service panel meter.

**X. SOLID WASTE**

**NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

**XI. WATER**

**NO GENERAL OR PROJECT SPECIFIC CONDITIONS  
PROJECT WATER SERVICE TO BE BY MISSION HILLS CSD**

**XII. POLICE**

**NO GENERAL OF PROJECT SPECIFIC CONDITIONS**

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

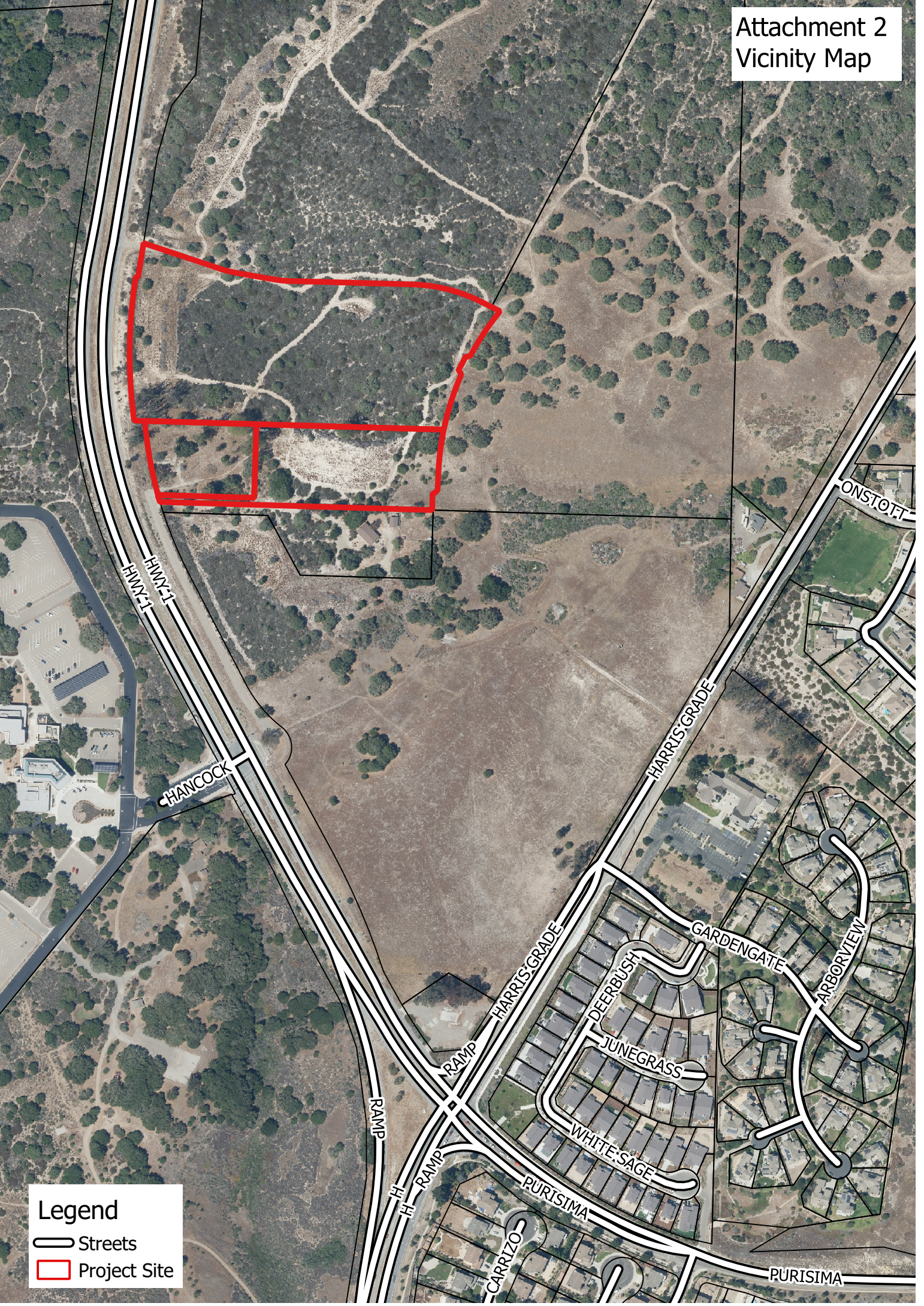
\_\_\_\_\_  
Donald Jensen, Property Owner

\_\_\_\_\_  
Date



\_\_\_\_\_  
Brian Schwartz, Applicant

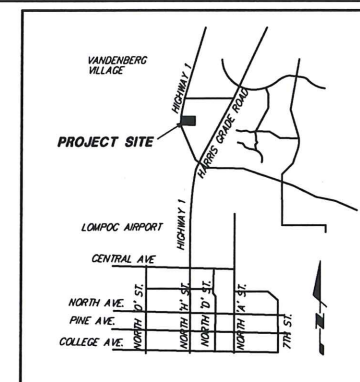
\_\_\_\_\_  
Date

Attachment 2  
Vicinity Map



Legend

-  Streets
-  Project Site



**PRELIMINARY LAND USE DATA**

A. GROSS AREA	14.31 AC
GROSS DENSITY:	63 DU / 14.31 AC = 4.40 DU/AC
LOTS 1-63:	SINGLE FAMILY DWELLINGS
CA-1:	PASEO
CA-2:	DETENTION BASIN
TOTAL:	63 UNITS
<b>B. SPECIFIC PLAN: BURTON RANCH SPECIFIC PLAN LAND USE AREA 2</b>	
<b>C. UTILITIES</b>	
WATER:	CITY OF LOMPOC OR MISSION HILLS CSD
SEWER:	CITY OF LOMPOC OR MISSION HILLS CSD
ELECTRIC:	CITY OF LOMPOC
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
CABLE:	COMCAST CABLE
PHONE:	VERIZON
<b>D. AREAS</b>	
IN-TRACT ROADS:	2.99 ACRES
SINGLE FAMILY LOT AREA:	10.74 ACRES
CA-1 - PASEO:	0.08 ACRES
CA-2 - DETENTION BASIN:	0.50 ACRES
TOTAL:	14.31 ACRES
<b>E. EARTHWORK</b>	
CUT:	56,000 CUBIC YARDS
FILL:	35,000 CUBIC YARDS
BALANCE ON SITE DUE TO SHRINKAGE AND OTHER SOIL PARAMETERS	
<b>F. LOT SIZE</b>	
AVERAGE LOT SIZE:	7,444 SQ FT
MINIMUM LOT SIZE:	6,009 SQ FT

**LEGEND**

PROPOSED	EXISTING
<b>ABBREVIATIONS</b>	
FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRATE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE
PVT	PRIVATE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
CSD	COMMUNITY SERVICES DISTRICT

- PROJECT NOTES**
- ALL HYDROLOGICAL IMPROVEMENTS AND DETAILED DRAWINGS ARE TO BE SUBMITTED WITH FINAL GRADING PLAN OR PUBLIC IMPROVEMENT PLAN.
  - A SMPPP AND EROSION CONTROL PLAN IS REQUIRED FOR EACH PHASE OF DEVELOPMENT PRIOR TO GRADING PERMIT ISSUANCE PER HYDRO/MQ-6.1, 6.2a.
  - A PET WASTE POLLUTION MINIMIZATION PLAN IS REQUIRED PRIOR TO FINAL GRADING PERMIT ISSUANCE PER HYDRO/MQ-6.2b.
  - A CONSTRUCTION STAGING PLAN INDICATING LOCATION OF STATIONARY EQUIPMENT ALONG WITH APPROPRIATE ACOUSTIC SHIELDING IS REQUIRED PRIOR TO FINAL GRADING PERMIT ISSUANCE PER NOISE-1b.
  - A STOCKPILING AND VEHICLE STAGING AREA PLAN IS REQUIRED PRIOR TO FINAL GRADING PERMIT ISSUANCE PER NOISE-1d.
  - EXISTING VEGETATION TO BE REMOVED. OFFSITE MITIGATION PROVIDED.

- LEGAL DESCRIPTION**
- PARCEL ONE OF PARCEL MAP NO. 13,719 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGES 64 AND 65 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; ALSO INCLUDING THAT PORTION OF LOTS 18 AND 19 OF THAT PARTITION OF THE RANCHO LA PURISSIMA IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.
- A POLICE PROTECTION FINANCING PROGRAM IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE PER PS-4
  - A LIBRARY SERVICE FINANCING PROGRAM IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE PER PS-6.1
  - ALL WORK WITHIN THE CAL TRANS RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT.
  - A WATER DISTRIBUTION PLAN SHALL BE SHOWN ON FINAL IMPROVEMENT PLANS PER UTIL 1.1.1
  - A CONSTRUCTION AND DEMOLITION PLAN IS REQUIRED PRIOR TO GRADING PERMIT ISSUANCE PER UTIL-4.1a.
  - ALL ON SITE STREETS AND STORM DRAIN FACILITIES SHALL BE PRIVATE.

- NOTES**
- WALLS LOCATED ALONG LOT LINES WILL BE SPLIT FACED ALLEN BLOCK OR EQUIVALENT RETAINING WALLS.
  - STREET LIGHT TYPE AND LOCATION WILL BE PER THE BURTON RANCH SPECIFIC PLAN AND OVERALL UTILITY PLAN.
  - PROJECT IS WITHIN THE BURTON RANCH SPECIFIC PLAN AREA.

REVISION	DATE	SUBDIVIDER/OWNER:
		MJ LAND, LLC 1672 DONLON STREET VENTURA, CA 93003 (805) 654-6977
		ENGINEER: <b>JENSEN DESIGN &amp; SURVEY, INC.</b> 1872 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979 DATE 5/17/2021

**VESTING TENTATIVE TRACT MAP LOM-629**

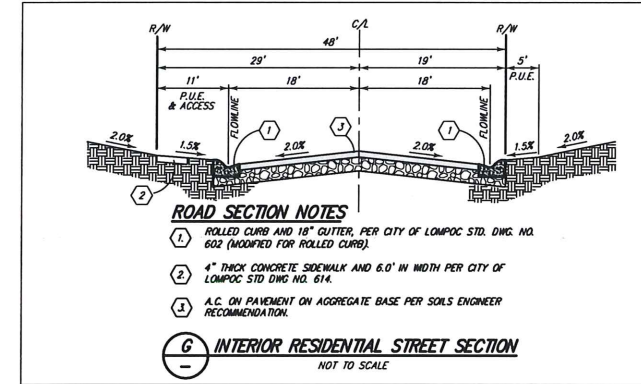
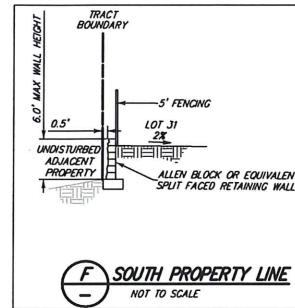
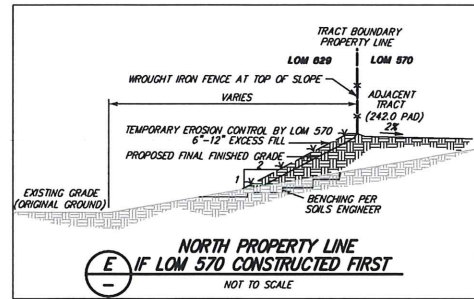
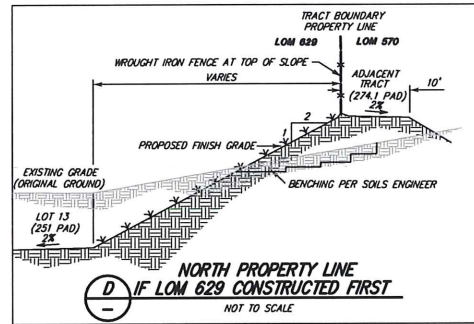
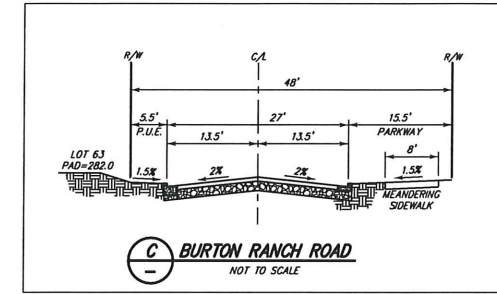
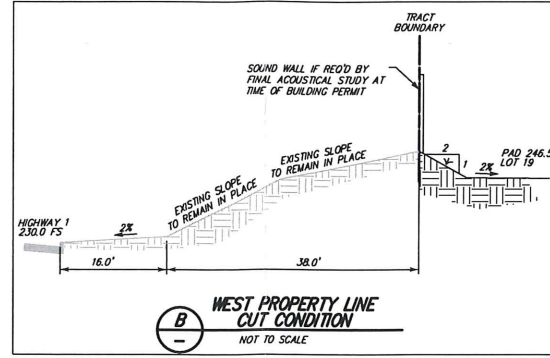
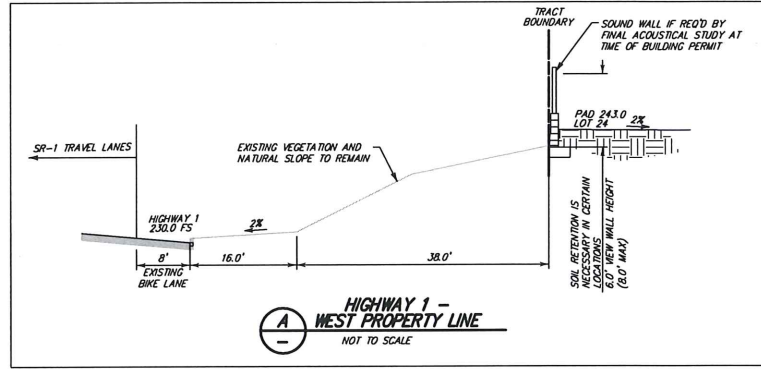
RESIDENTIAL SUBDIVISION STATE OF CALIFORNIA

APN: 097-250-085, 097-250-086, 097-250-070 SHEET 1 OF 3

SCALE: 1"=40' J.N.: M.E.D.13488 DATE: May 01 2021 DWG. NAME: J488 T1M.dwg

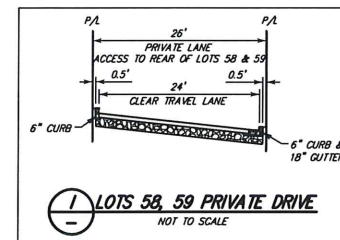
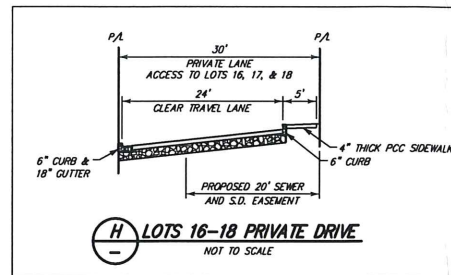
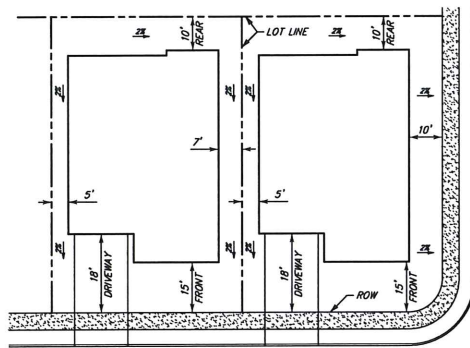
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Attachment 3



**LOT SUMMARY TABLE**

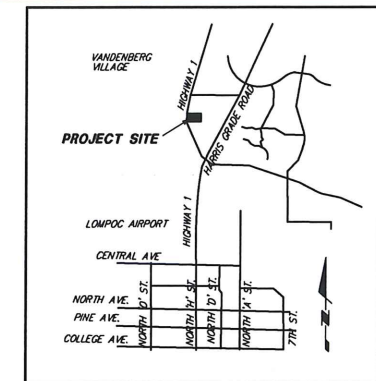
LOT NUMBER	SQUARE FOOTAGE	LOT NUMBER	SQUARE FOOTAGE
1	11672	33	6831
2	10058	34	6111
3	10116	35	6196
4	9523	36	6460
5	9472	37	6238
6	8904	38	6027
7	8143	39	6025
8	8719	40	7124
9	8025	41	6138
10	8454	42	6216
11	8328	43	6249
12	7344	44	6283
13	8209	45	7265
14	7477	46	7245
15	7707	47	8384
16	9787	48	8899
17	8926	49	8225
18	7957	50	6108
19	6537	51	6393
20	6696	52	6696
21	6850	53	6191
22	6812	54	7098
23	6314	55	7916
24	7203	56	7151
25	7029	57	10710
26	7721	58	6022
27	6022	59	9435
28	6009	60	8634
29	6009	61	8171
30	6009	62	8227
31	6009	63	7404
32	6009		



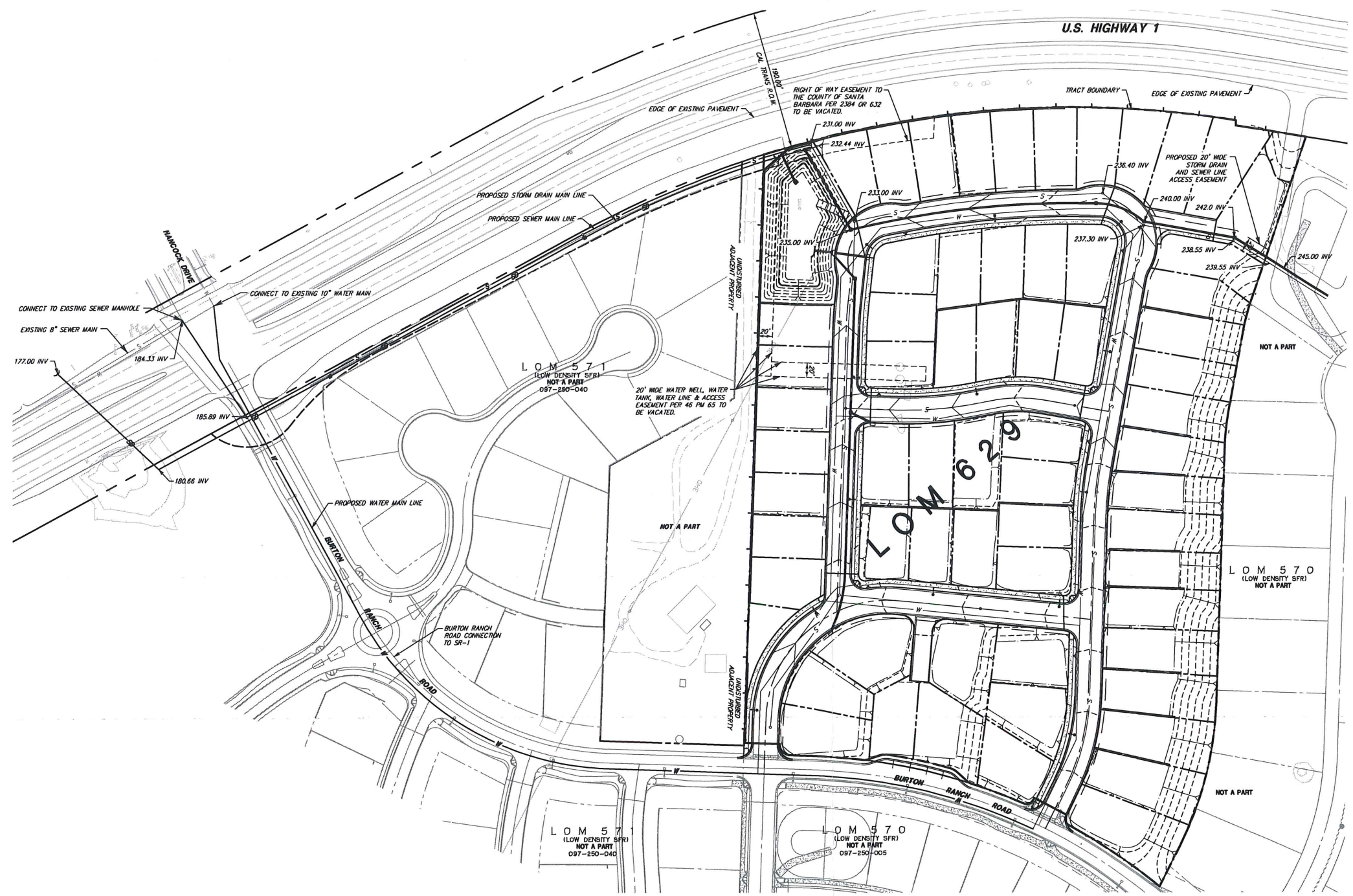
REVISION	DATE	SUBDIVIDER/OWNER: M.J LAND, LLC 1672 DONLON STREET VENTURA, CA 93003 (805) 654-6977	<b>VESTING TENTATIVE TRACT MAP LOM-629</b> RESIDENTIAL SUBDIVISION STATE OF CALIFORNIA APN: 097-250-085, 097-250-086, 097-250-070 SCALE: 1"=40' DATE: May 01, 2021	SHEET <b>2</b> OF 3
ENGINEER: <b>JENSEN DESIGN &amp; SURVEY, INC.</b> 1872 DONLON STREET VENTURA, CALIF. 93003 PHONE: 805/654-6977 FAX: 805/654-6979 DATE: 5/31/2021		J.M.E01.3486 DWG. NAME: J488 TTM.dwg		

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Planning Division

J:\1625085\Planning\Tentative\LOM-629 TTM.dwg May 04, 2021 4:52pm

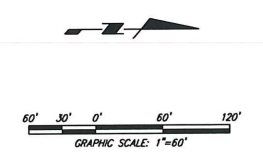


VICINITY MAP



**ACCESS NOTE:**  
 IF LOM 629 PROCEEDS PRIOR TO THE BURTON RANCH ROAD/DWIGHT ROAD CONNECTION BEING AVAILABLE AN ALTERNATE SECONDARY ACCESS ACCEPTABLE TO THE FIRE OFFICIAL MAY BE REQUIRED PRIOR TO OCCUPANCY. THE APNS AFFECTED BY PROJECT ACCESS ARE 097-250-040 AND 097-040-005.

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REVISION	DATE	SUBDIVIDER/OWNER:
		MJ LAND, LLC 1672 DONLON STREET VENTURA, CA 93003 (805) 654-6977
		ENGINEER:
		JENSEN DESIGN & SURVEY, INC. 1878 DONLON STREET VENTURA, CALIF. 93003 PHONE: 805/654-6977 FAX: 805/654-6979 DATE: 5/3/2021

<b>VESTING TENTATIVE TRACT MAP LOM-629</b>	
RESIDENTIAL SUBDIVISION	
STATE OF CALIFORNIA	
APN: 097-250-085, 097-250-086, 097-250-070	SHEET 3
SCALE: 1"=60'	JLN: M.E.01.3488
DATE: May 03, 2021	DWG. NAME: 3488 TTM_UTILITY EXHIBIT.dwg
	OF 3